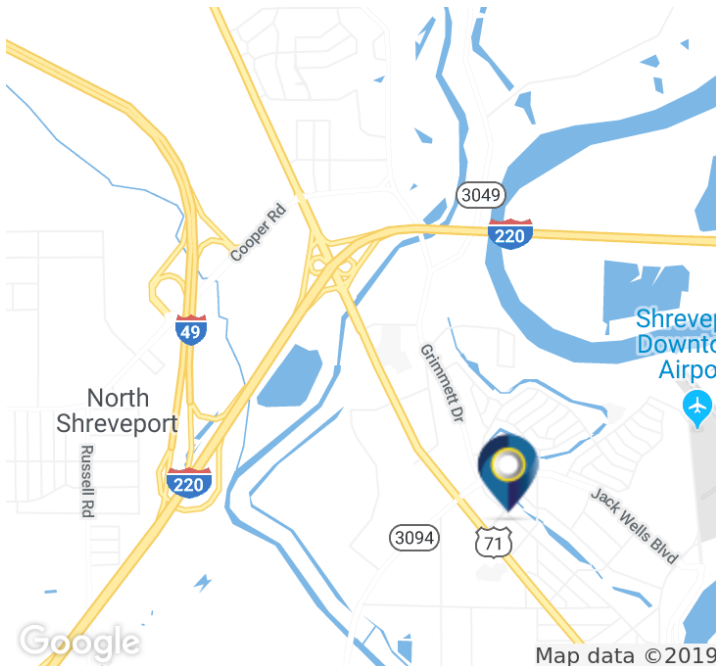




INDUSTRIAL FOR LEASE

1325 Grimmert Drive
Shreveport, LA 71107

4 +/- ACRES ASPHALT SURFACE



PROPERTY OVERVIEW

This 5,390 SF industrial property features two offices totaling approximately 868 SF, two restrooms, and ample shop/warehouse area to suit a wide variety of users. Formerly used for an auto auction, 1325 Grimmert Drive features grade level doors, a large canopied area, and sits on roughly 4.7 acres of asphalt.

LOCATION OVERVIEW

This industrial flex space is conveniently located on Grimmert Drive just off North Market. Less than half a mile from major Shreveport thoroughfares like Hearne Avenue, Interstate-220, and surrounded by numerous automotive service centers, retail, and restaurants, Grimmert Drive offers tenants connectivity to Shreveport/Bossier and surrounding amenities.



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HIGHLIGHTS

- Over 4+/- Acres Of Asphalt and Other Hard Surface Yard
- Office Area is Approximately 868 SF
- Shop/warehouse is Approximately 4,522 SF
- 3 Grade Level Drive Through Bay Doors - 8' x 12'; 9' x 12'; and 12' x 12'
- Warehouse Consists of a South Side and North Side Bay with a 7' Wide Connector Area Between the Two
- 20' x 77' Canopied Area Along the West Side of the Building
- Conveniently Located off North Market

PROPERTY DETAILS

Property Name:	Office/Warehouse with Yard	Lease Rate:	\$6,000 per month
Submarket:	Central	Lease Type:	NNN
Available SF:	5,390 SF	Clear Height:	10ft - 15.5 ft
Building Size:	5,390 SF	Office SF:	868 SF
Lot Size:	4.7 Acres	Grade Level Doors:	3



[Click Here for Additional Information](#)

All information set forth in this brochure has been obtained from the owner, personal observation, or other reliable sources. Sealy Real Estate Services, LLC does not guarantee the accuracy of this information and makes no representations or warranties, expressed or implied, in this brochure. Information contained herein is subject to change without notice.



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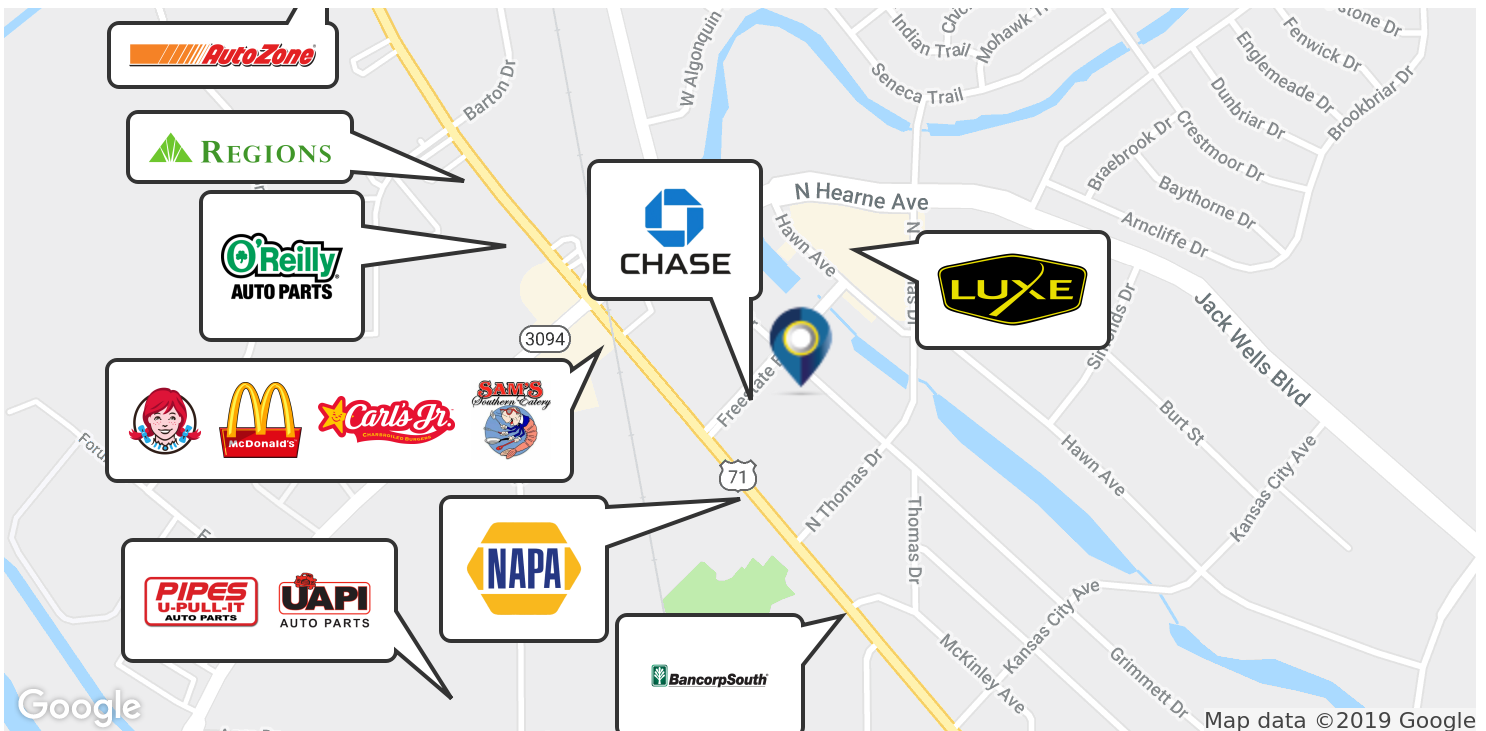
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LOCATION MAPS



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ADDITIONAL PHOTOS



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