

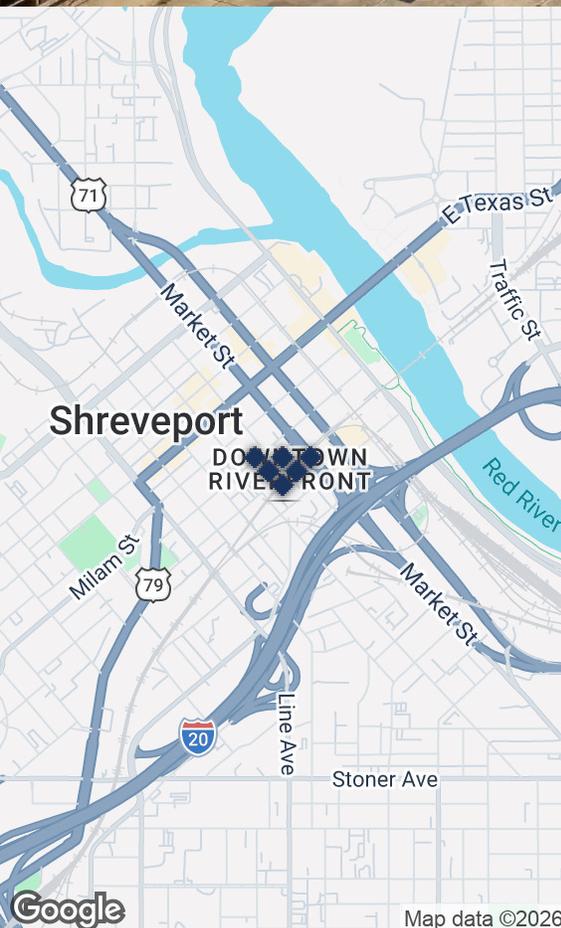


**400 Lake Street
\$2,000,000
5,000 - 31,000 SF**

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Sealy Real Estate Services
333 Texas Street, Suite 1050
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Offering Summary

Sale Price:	\$2,000,000
Sale Unit Price:	\$64.52/SF
Lease Rate:	\$4,000.00 - 12,000.00 /Month
Lease Type:	Modified Gross (MG)
Available SF:	5,000 - 31,000 SF
Lot Size:	2.3 Acres
Year Built:	2009
Zoning:	D-1-HC
Market:	LA-Shreveport (Central Business District)

Property Overview

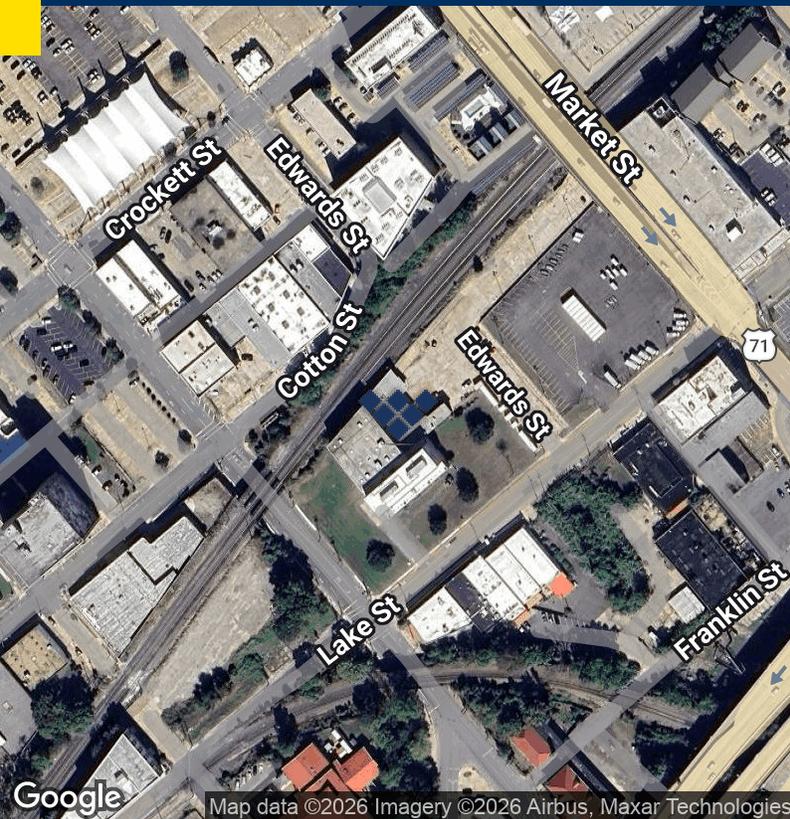
Originally constructed for large-scale newspaper printing, this unique industrial facility offers infrastructure rarely found in today's market, including substantial power capacity, heavy-load capabilities, and flexible layouts suitable for a range of industrial or specialized users. The building can accommodate a single user or be configured for multi-tenant occupancy.

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Building Name	400 Lake Street
Property Type	Industrial
Property Subtype	Manufacturing
Building Size	31,000 SF
Lot Size	2.3 Acres
Year Built	2009
Number of Floors	2
Parking Spaces	39
Construction Status	Existing

Located in Downtown Shreveport's central business district, the property provides excellent visibility and access with immediate connectivity to I-20 and convenient access to I-49. The site supports efficient regional logistics, offers strong one-day truck reach, and is just minutes from Shreveport Regional Airport, with prominent exposure from Interstate 20 and nearby downtown overpasses.

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BUILDING & LAYOUT
±31,000 SF TOTAL

Three functional components:
For Lease Modified Gross

- ±5,000 SF garage / service area
- ±10,000 SF warehouse
- ±16,000 SF two-level (8,000 SF per level) former print room



**POWER, INFRASTRUCTURE &
INDUSTRIAL FEATURES**

- 4,000-amp service (±2.5 MW)
- High-capacity cooling for continuous use
- 2.5-ton interior gantry crane
- Heavy-load industrial structure



**WAREHOUSE, ACCESS &
VISIBILITY**

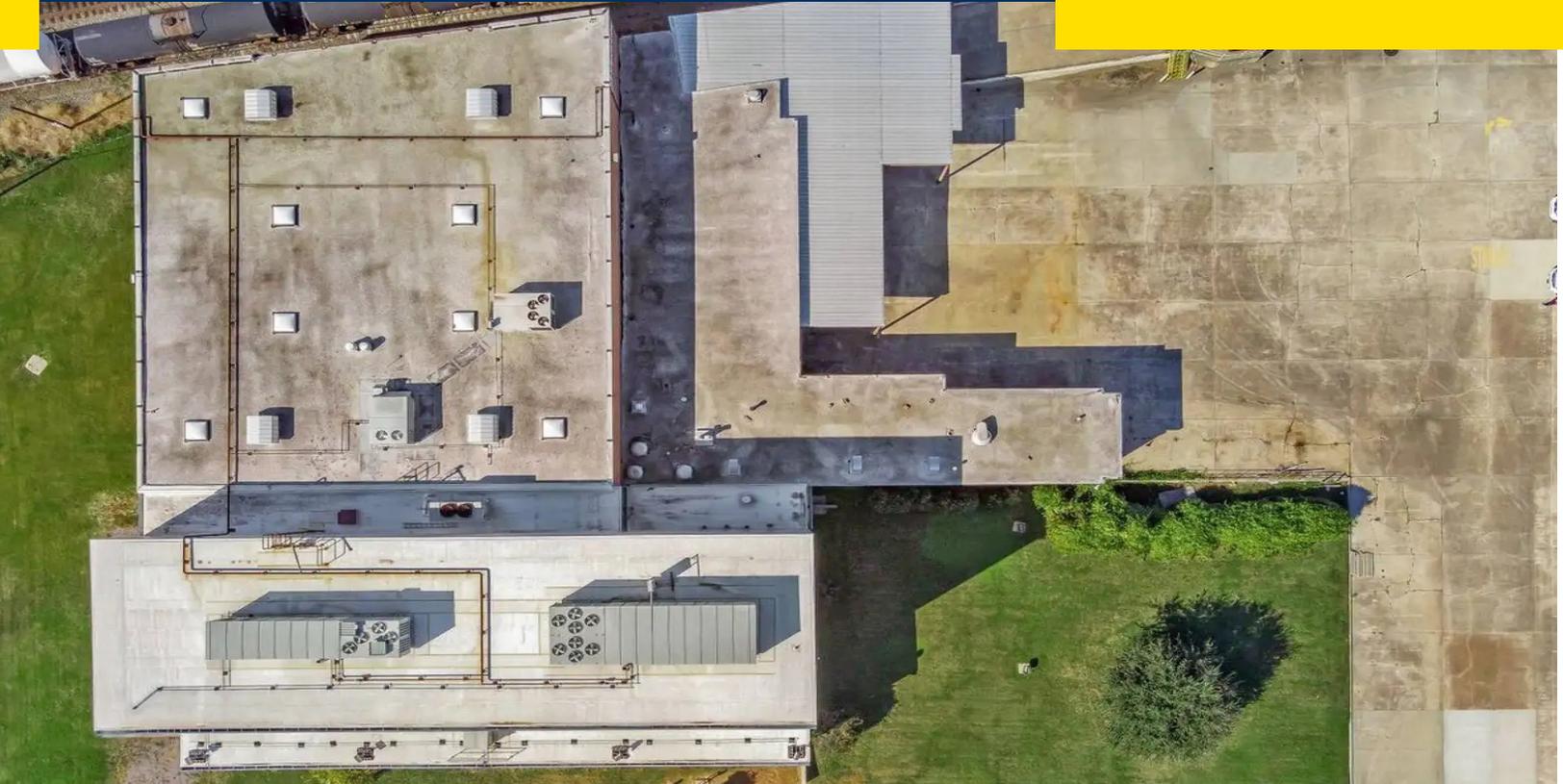
- Two dock-high doors
- Rail-height warehouse (*reactivation potential*)
- Immediate access to I-20 and I-49
- High visibility from I-20 and downtown overpasses
- Strong signage and branding exposure

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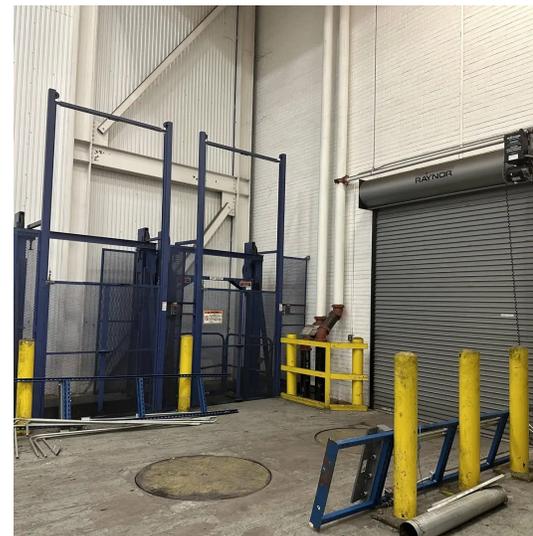


Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	5,000 - 31,000 SF	Lease Rate:	\$4,000.00 - \$12,000.00 per month

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate
■ Entire Building	31,000 SF	Modified Gross	\$12,000 per month
■ Former Print Room	16,000 SF	Modified Gross	\$5,000 per month
■ Garage / Service Area	5,000 SF	Modified Gross	\$4,000 per month
■ Warehouse	10,000 SF	Modified Gross	\$5,500 per month



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