

## Offering Summary

Lease Rate:	\$7,200.00 Monthly
Lease Type:	Modified Gross
Available SF:	9,625 SF
Lot Size:	0.57 Acres
Docks/Door:	1 Door
Price / SF:	\$0.00
Zoning:	I-1

## Location Overview

Ideally located within Hunter Business Park in north Shreveport, the subject is within half a mile of the new Amazon Fulfillment Center. N Market Street (US Hwy 71) is 0.89 miles away via N Hearne Avenue. Downtown Shreveport, I-220, and I-20 are all within five minutes of the subject.

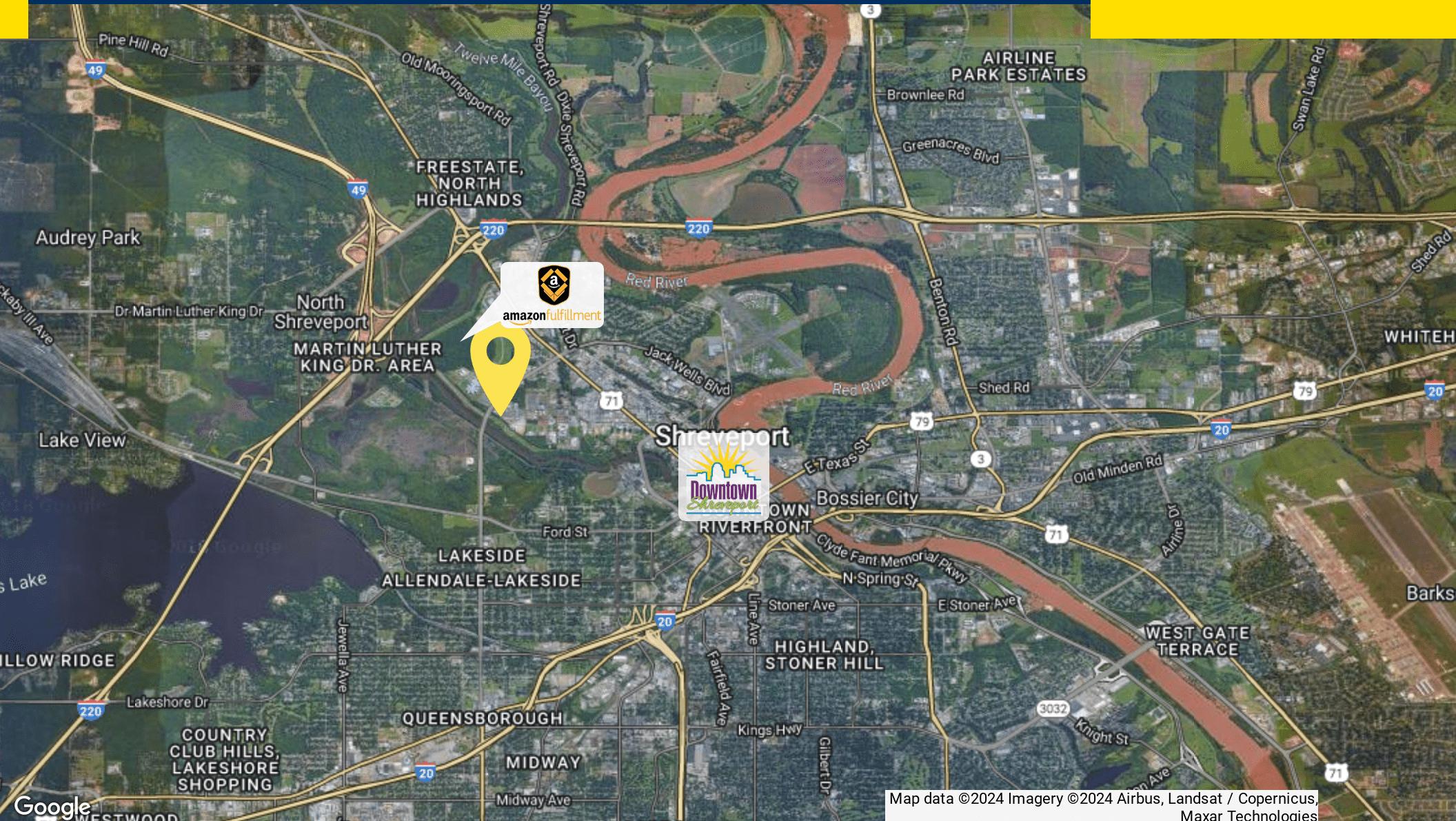
Building Name	1506 Corporate Dr.
Property Type	Industrial
Property Subtype	Free-Standing, Light Industrial, Self Storage, Warehouse/Distribution
APN	181423062000200
Building Size	9,625 SF
Lot Size	0.57 Acres
Number of Floors	1
Parking Spaces	19
Number of Buildings	1
Lot Frontage	100'
Lot Depth	250'

9,625 square foot office/warehouse property located in Hunter Business Park in north Shreveport, within .50 mile from the new Amazon Fulfillment Center.

The office area contains approximately 1,575 square feet consisting of front open area with reception/sales counter, two private offices, break room and two restrooms.

The warehouse contains approximately 8,105 square feet and has two grade level truck doors – one 14' x 14' and one is 8' x 8'. 18' sidewall, 20' center and 16'7" under steel. There is a shop restroom in the warehouse. The walls and ceiling are fully insulated. Two exhaust fans, three suspended heaters. The site is approximately .57 acre.





**Sealy Real Estate Services**  
333 Texas Street, Suite 1050  
Shreveport, LA 71101  
318.222.8700  
[www.sealy.net.com](http://www.sealy.net.com)

**Roland Ricou**  
Direct 318.698.1109  
Mobile 318.773.3357  
[RolandR@Sealy.net.com](mailto:RolandR@Sealy.net.com)

**Melissa Riddick, SIOR**  
Direct 318.698.1110  
Mobile 318.218.4987  
[MelissaR@Sealy.net.com](mailto:MelissaR@Sealy.net.com)

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.



**Sealy Real Estate Services**  
333 Texas Street, Suite 1050  
Shreveport, LA 71101  
318.222.8700  
[www.sealynet.com](http://www.sealynet.com)

**Roland Ricou**  
Direct 318.698.1109  
Mobile 318.773.3357  
[RolandR@Sealynet.com](mailto:RolandR@Sealynet.com)

**Melissa Riddick, SIOR**  
Direct 318.698.1110  
Mobile 318.218.4987  
[MelissaR@Sealynet.com](mailto:MelissaR@Sealynet.com)

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.



**Sealy Real Estate Services**  
333 Texas Street, Suite 1050  
Shreveport, LA 71101  
318.222.8700  
[www.sealy.net.com](http://www.sealy.net.com)

**Roland Ricou**  
Direct 318.698.1109  
Mobile 318.773.3357  
[RolandR@Sealy.net.com](mailto:RolandR@Sealy.net.com)

**Melissa Riddick, SIOR**  
Direct 318.698.1110  
Mobile 318.218.4987  
[MelissaR@Sealy.net.com](mailto:MelissaR@Sealy.net.com)

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.