



Offering Summary

Lease Rate/Type:	Negotiable/ NNN
Available Space:	1.2 Acres

Property Overview

The subject consists of a 1.2-acre rectangular site, features 105 feet of frontage, and is currently vacant land. The owner is ready to construct a custom industrial building tailored to a tenant's specifications. Rental terms will be determined based on total construction costs. Tenants will be responsible for property taxes, insurance, and maintenance. A minimum five-year lease term is required.

Location Overview

Industrial development opportunity in North Bossier offering exceptional accessibility and visibility in Bossier City's Industrial District. Situated between Swan Lake Road and I-220, the property is less than one mile from I-220 and under four miles from I-20, providing seamless connectivity.