



Offering Summary

Lease Rate:	\$7,500.00 per month (NNN)
Available SF:	5,879 SF
Lot Size:	23.4 Acres
Price / Acre:	\$27,778
Market:	LA-Shreveport

Property Overview

The subject includes 23.4 acres just off Interstate 20. The area features a 4,325 SF office building with a 554 SF two-car garage and an electric door opener. The office has a large, landscaped atrium in the center of the building, a kitchen, and four restrooms, with two being in executive suites and one having a shower. The offering also includes a 1,000 SF storage building located directly behind the office and consists of a 12' sidewall height, one 12'x12' overhead door, and electricity.

Location Overview

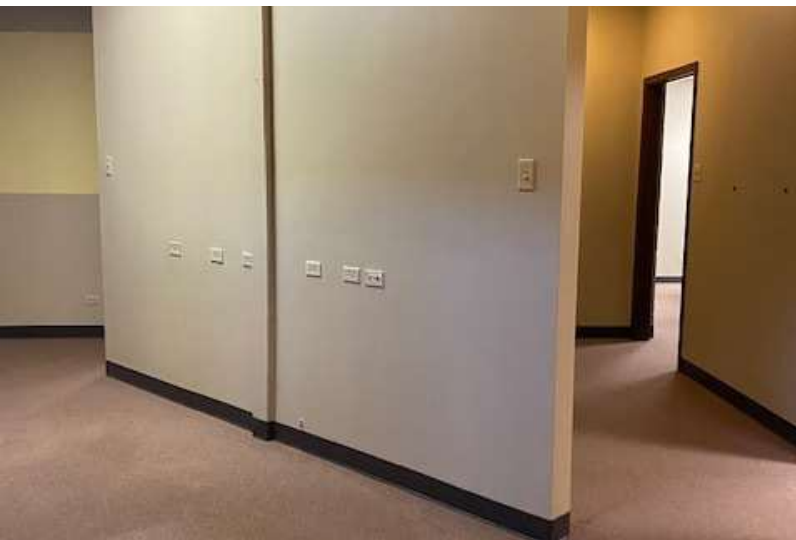
The property is located off I-20 at Lakeshore Drive and is accessible from Texas Street. Ideally located, the property is less than one mile from the I-20 and I-49 interchange. The Shreveport Regional Airport is 4.89 miles away, and the property backs up to a Canadian Pacific Kansas City (CPKC) rail line.

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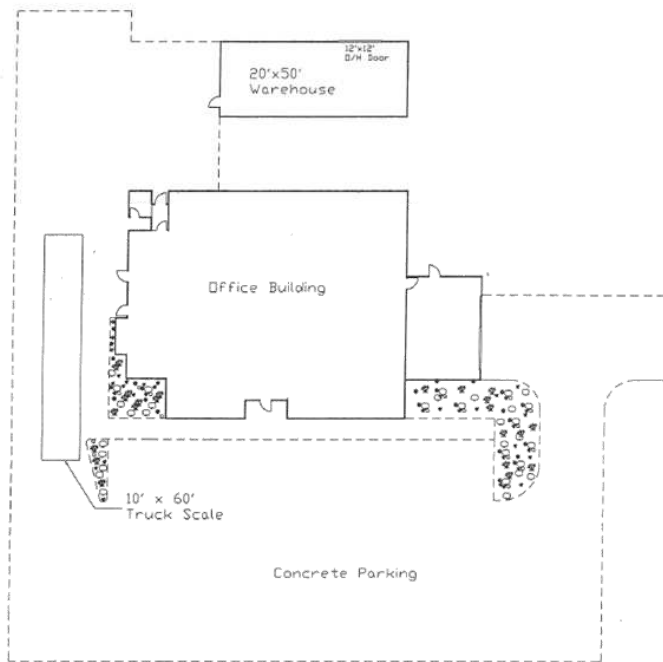
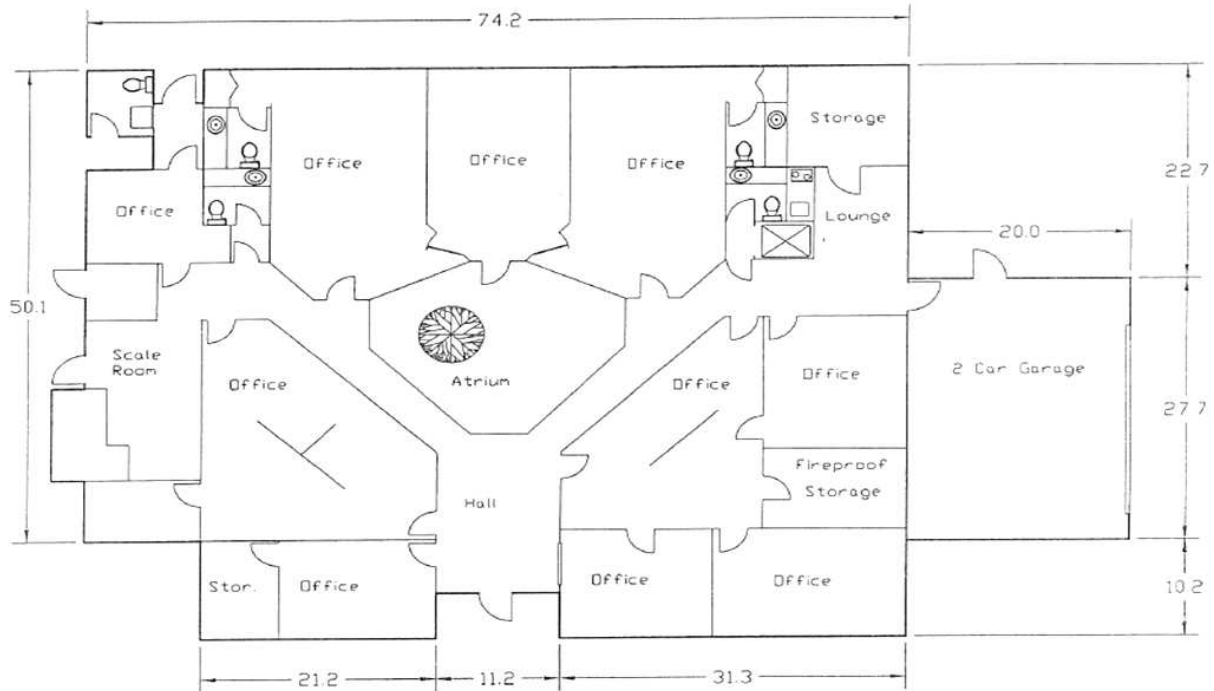
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OFFICE BUILDING



Office:	4,325 Sq.Ft.
Garage:	554 Sq.Ft.
Total:	4,879 Sq.Ft.

Scale: 1" = 30'