



**33,800 SF  
Industrial Building  
on 15.31 Acres**

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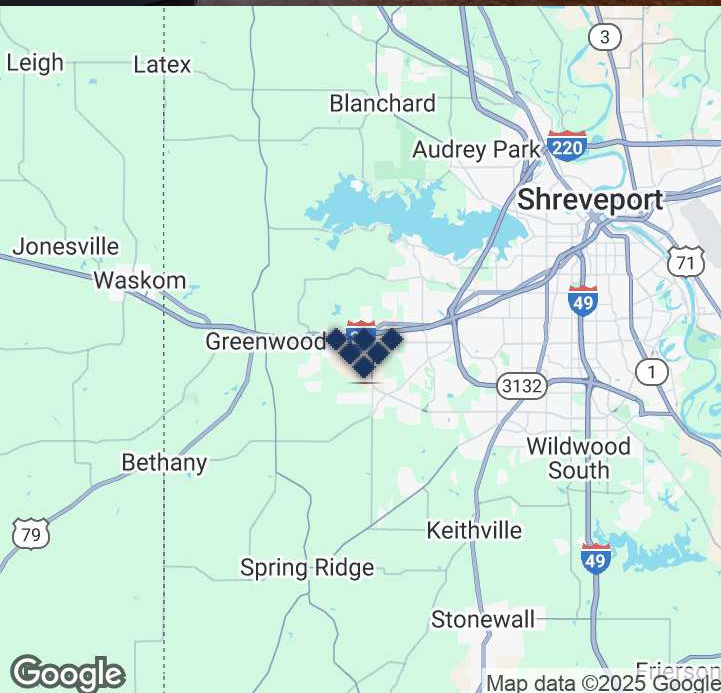
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**Sealy Real Estate Services**

333 Texas Street, Suite 1050  
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### Offering Summary

Sale Price:	\$3,200,000
Building Size:	33,800 SF
Lot Size:	15.3 Acres (2.5+/- Fenced Gravel Yard)
Price / SF:	\$94.67
Year Built:	2013
Zoning:	I-2

### Location Overview

This property is ideally located in a heavy industrial area on Shreveport's west side, near major manufacturers like Calumet Packaging, LubeTech, and XPO. Just 1.8 miles from I-20, 1.5 miles from Industrial Loop (LA Hwy 526), and under 7 miles from Shreveport Regional Airport, it offers excellent connectivity for industrial or manufacturing operations.





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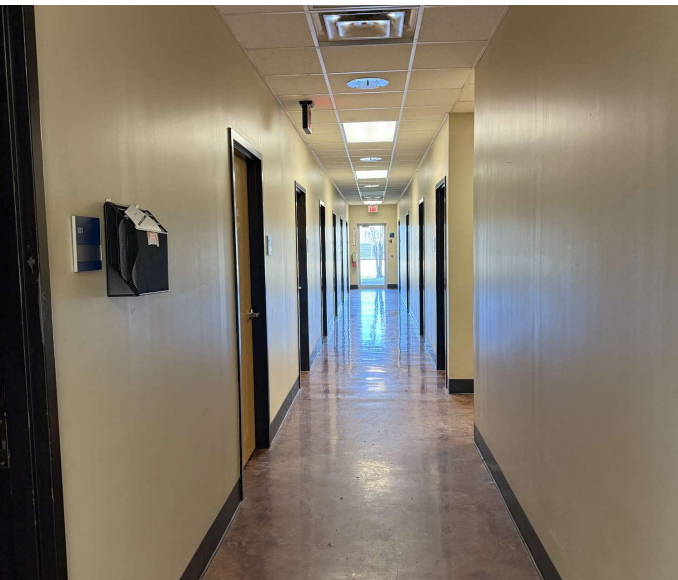
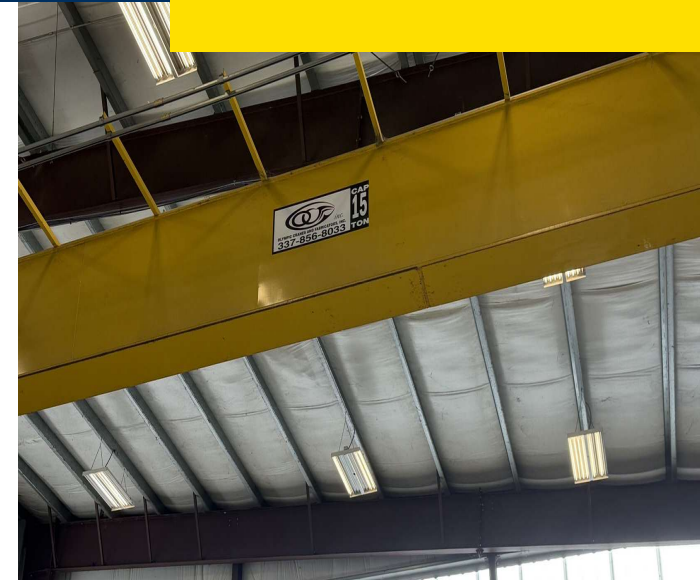
#### Details & Summary

Located at 7160 W Antoine Blvd (formally known as GM Blvd) this industrial property, built in 2013, spans 33,800 SF of office and manufacturing/shop space on approximately 15 acres, with 6.5 acres allocated to the building and supporting land. This also includes a fully fenced 2.5-acre gravel yard, offering ample space for industrial operations.

The building features 27,800 SF of manufacturing/shop space and 6,000 SF of corporate office space, thoughtfully designed to support industrial and manufacturing needs. The office area includes a reception area, restrooms, a break room, a conference room, and two dispatch offices, providing a comprehensive setup for business operations.

- Two bridge cranes (15-ton and 5-ton)
- Four jib cranes (two 3-ton, two 2-ton)
- 30' west sidewall height and 36' east sidewall height
- Four grade-level automatic roll-up doors (25' x 20')
- Two 20' "Big Ass Fans" for efficient ventilation
- Oil/water separator, a paint booth, and two test booths with concrete walls and steel doors
- A control room with a 14' x 14' roll-up door onto the yard
- Break room and restrooms in the shop area





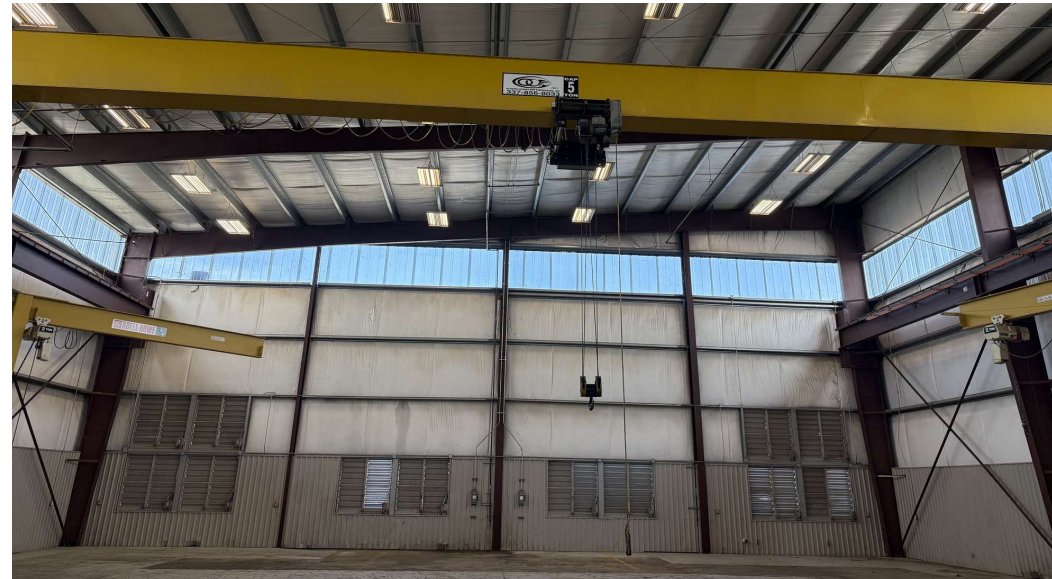
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