

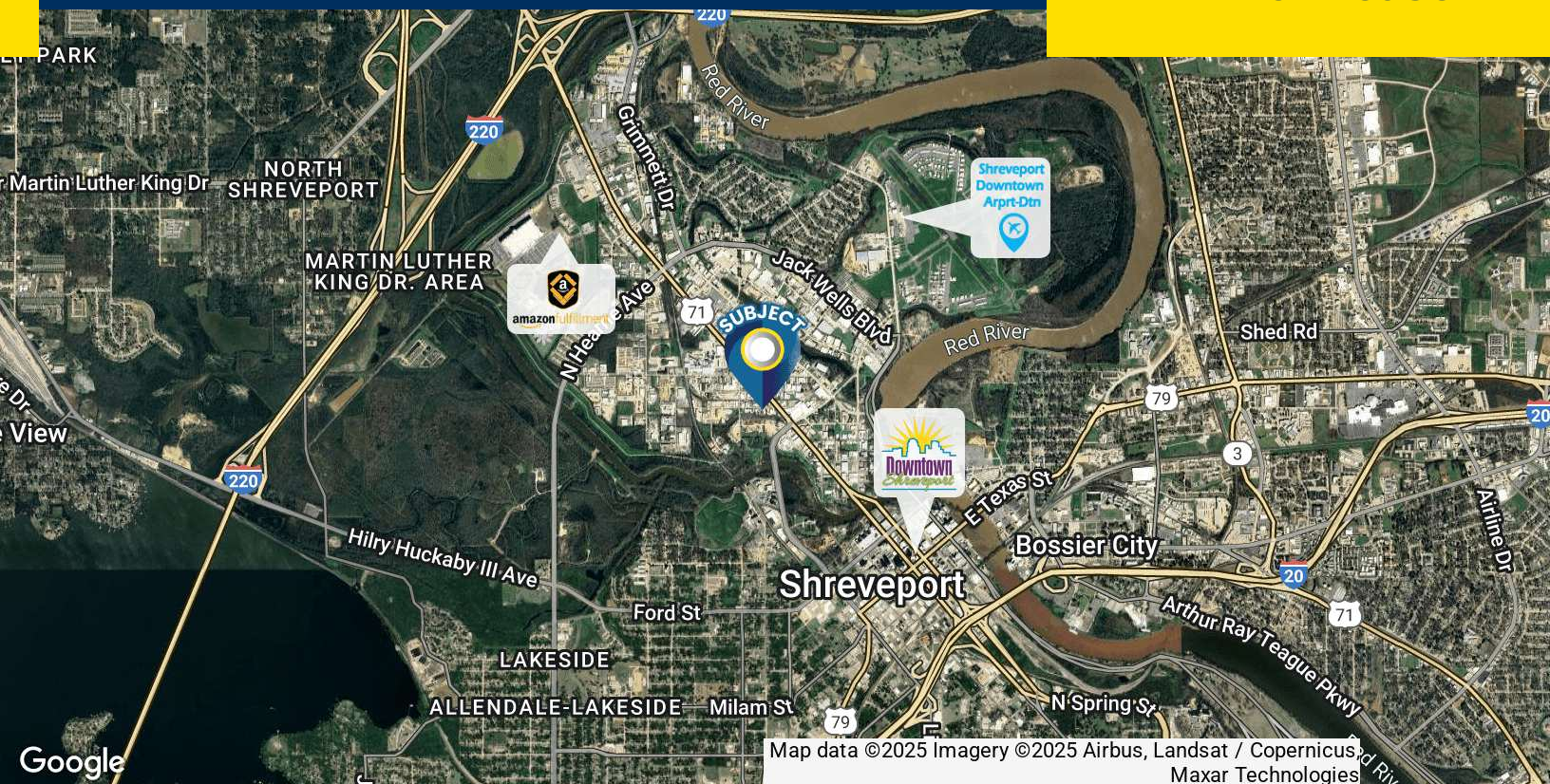


Offering Summary

Lease Rate:	\$4,250.00 per month (MG)
Building Size:	5,000 SF
Office Space:	Yes (410 SF)
Grade Level Doors:	4
Cranes:	Yes (1)
Zoning:	I-2

Property Overview

This well-maintained facility offers functionality and convenience, located just off North Market Street in one of Shreveport's largest and most established industrial zones. The building features three 12' x 12' overhead doors and one 14' x 14' door, providing excellent access for large equipment and vehicles. Additional features include a secured, fenced gravel yard, concrete parking, and a dedicated wash bay. The building is insulated, with a heated and air-conditioned office area that includes one office, a kitchen, and upstairs storage, making it suitable for year-round operations. A 2,500 SF awning on the east side of the building provides additional covered space, with 18' side wall height and 22' center height. Updated LED lighting and a new HVAC in the office were recently installed and completed. This property is ideal for businesses seeking a move-in-ready industrial space in a strategic location.



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