



LIGHT MANUFACTURING FACILITY FOR LEASE

4924 HAZEL JONES ROAD, BOSSIER CITY, LA 71111

- 50,540 sf in total on 3.75 acres with 2 dock high truck wells and ample power
- Sub-lease through 10/7/2026 with possibility for extended term
- Potential to sub-divide with adjusted rate
- Base Rental Rate: \$5.00 psf NNN
- **Production Building: 30,560 sf:**
 - * 3,200 sf of office with Reception, 6 Private Offices, Open Work Area Conference Room, Restrooms and
 - * Ink Lab, Maintenance Room, Bulk Storage, Packaging Area, Parts/Equipment Wash Room, Break Room, Shipping Office, Scheduling Office and Restrooms
 - * Entire Production Building is conditioned with exception of Bulk Storage at the rear
- **Finished Inventory Building: 10,000 sf:**
 - * 1,750 sf of Office with Reception Area, 4 Private Offices, File Storage and Restrooms
 - * Conditioned Inventory Warehouse has Restrooms and Supply Storage
 - * Rear Storage Warehouse has increased clear height and is not conditioned
- **Material Warehouse: 10,800 sf**
 - * Loading dock and 14' o/h door
 - * Clear Span with 160 sf warehouse office

For more information, contact:

Chris Susilovich | 318.222.2244 | csusilovich@vintagerealty.com

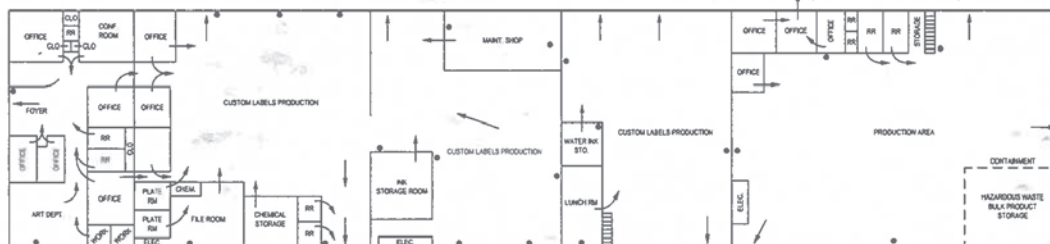
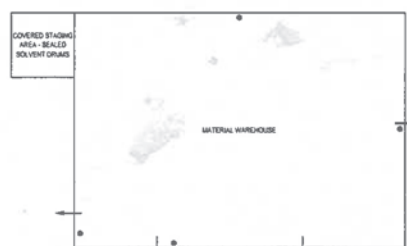
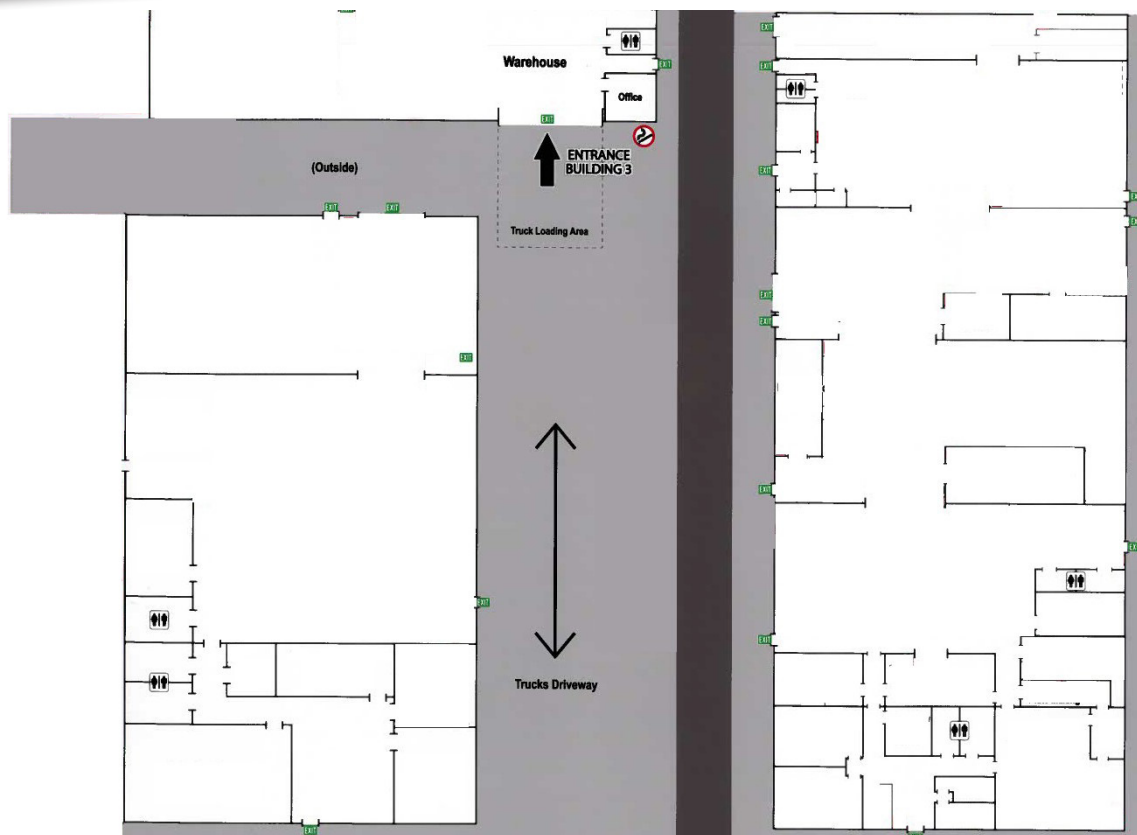
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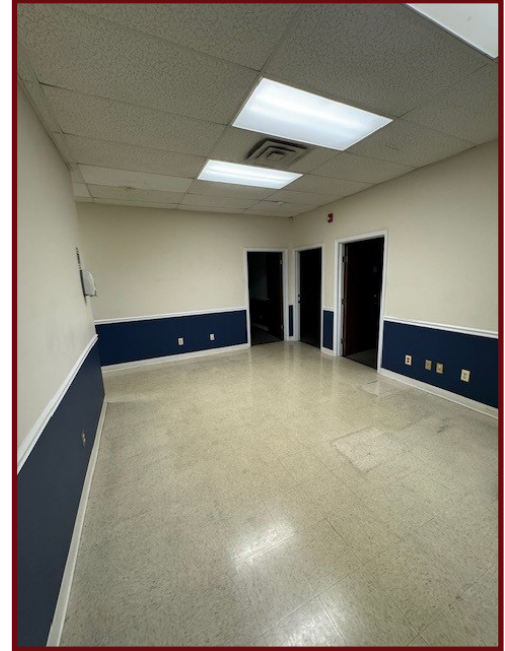
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