

Offering Summary

Sale Price:	\$3,800,000
Total Available SF:	27,500
Lot Size:	9 AC
Access/Cross Streets:	Hwy 80/I-20

Location Overview

This Minden property is strategically located near major highways for seamless connectivity. The subject contains two industrial buildings situated on approximately 9 acres of rocky yard located on Hwy. 80, east of Bossier City and west of Minden. The property is approximately 2 miles east of the I-20 Goodwill Road Exit (Exit # 38). The property is a fully leased industrial property. Tenant is A.W. Chesterton. Please contact agent for lease terms and income/expense information.

Property Subtype	Warehouse/Distribution
APN	04181007001 2
Number of Buildings	2

The main building totals 19,200 square feet – 3,000 square feet in the front office and 16,200 square feet in the shop/warehouse.

The main office is 3,000 square feet and has a reception area, five offices, a kitchen, a large conference room, and three restrooms. A 30-foot-wide breezeway separates the office from the main shop/warehouse, and there are six vehicle parking spaces within this breezeway area.

The main shop/warehouse is 60' x 250' and is separated into three connecting bays as follows:

• **Bay 1** is 6,400 square feet (60' x 100')—5,600 square feet of shop/warehouse space and a two-story office, 20' x 20', for a total of 800 square feet of office space. This bay has three (3) 12' x 14' grade-level doors. The shop has a heater, and the office has heat and air.

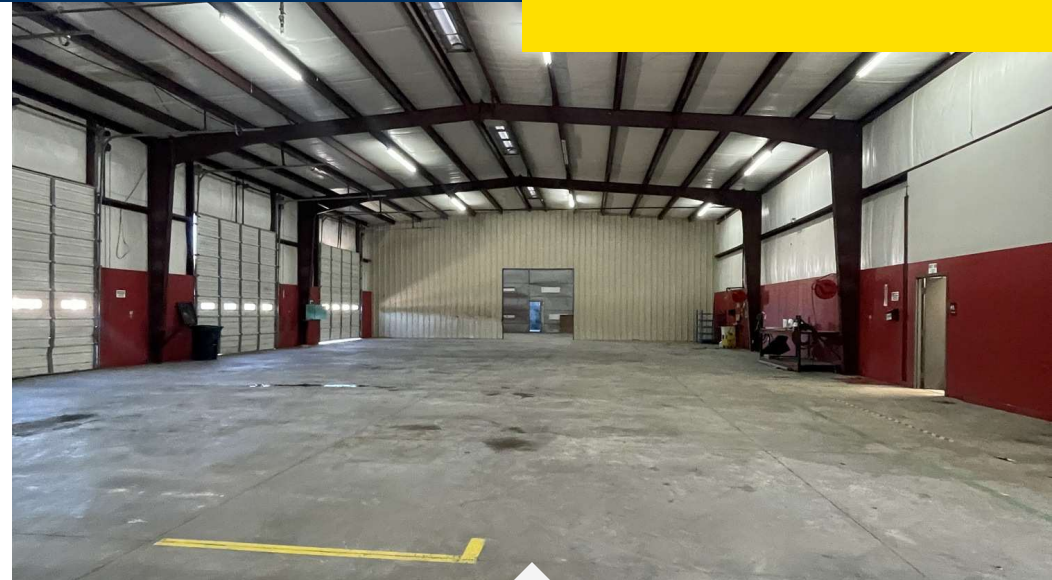
• **Bay 2** is 6,800 square feet and is connected to Bay 1 via a cased opening. It has 6,000 square feet (60' x 100') of shop/warehouse space and an 800 (20' x 40') office space. The office pod contains an office with storage closet and restroom and then a restroom/locker room which is accessed directly from the shop. It has four (4) 12' x 14' grade level doors. There is a heater in the shop and the office has heat and air.

• **Bay 3** is 3,000 square feet (60' x 50') and contains a 712-square-foot (16' x 44'6") paint booth. There are two (2) 12' x 14' grade-level doors. Bay 2 and Bay 3 are connected via a 12' x 14' opening with an overhead door.

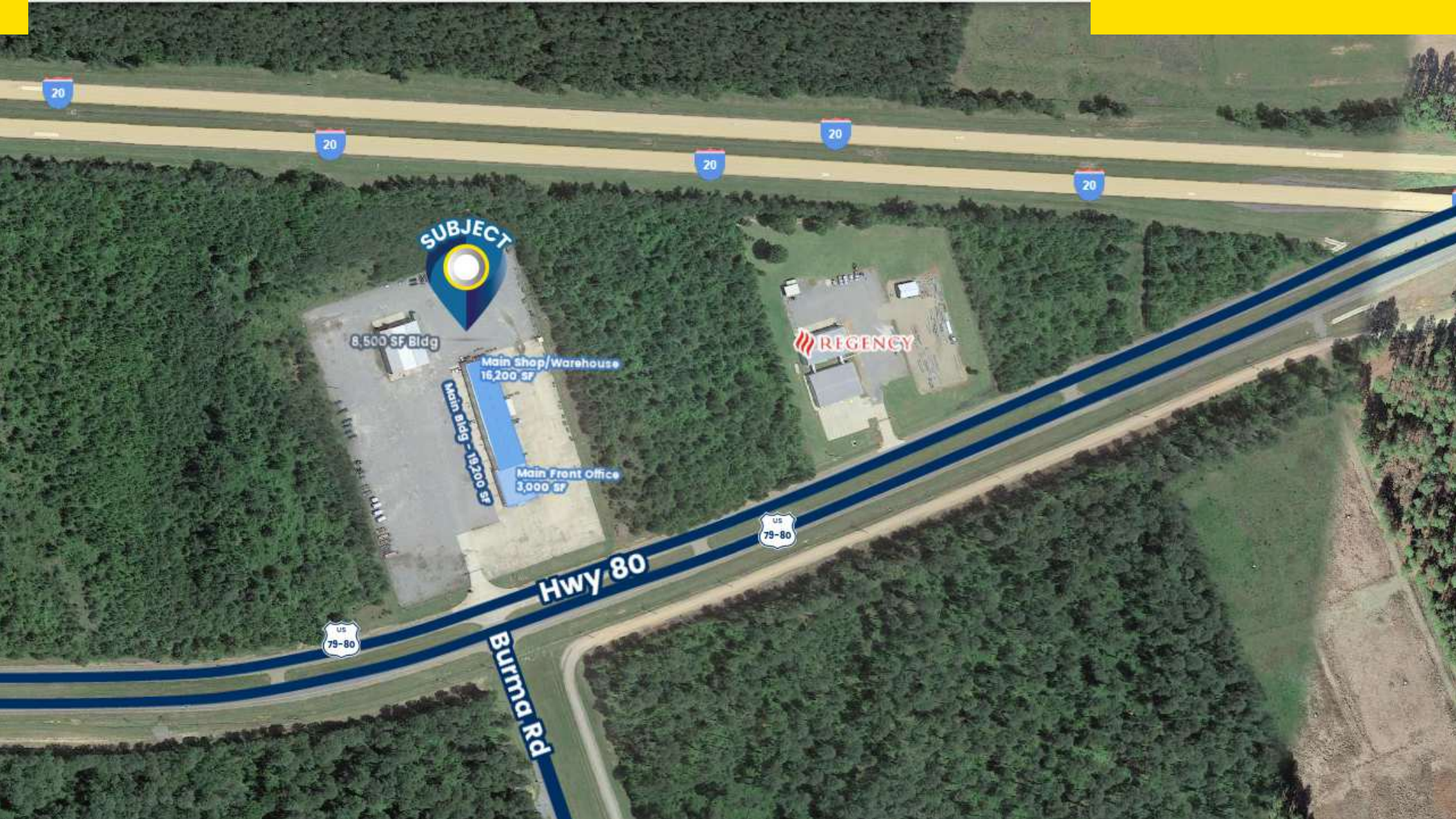
All three bays have wood wainscoting on the perimeter walls, 20-foot eave height, and 22 feet 6 inch center.

There is also an 8,500-square-foot free-standing building with a shop and wash bay area. The wash bay, which is open on three sides, is 60' x 100', and the enclosed shop is 25' x 100'. There is a 10-ton crane in the shop bay, 14' clear under hook. The eave height in the shop bay is 18' 1". The eave height in the wash bay is 19' 6" and 22'6" at center.

The site contains approximately 9 acres, of rock surfaced with concrete around the main office/shop building. The yard area can be expanded by 70 Acres. Electricity is provided by Entergy, water is provided by St. James Water System and there is a Cajun Aire septic system servicing the property.



- Rocked yard
- Yard expansion available
- Concrete around office/shop building
- Convenient parking
- Overhead door
- Access to major transportation routes

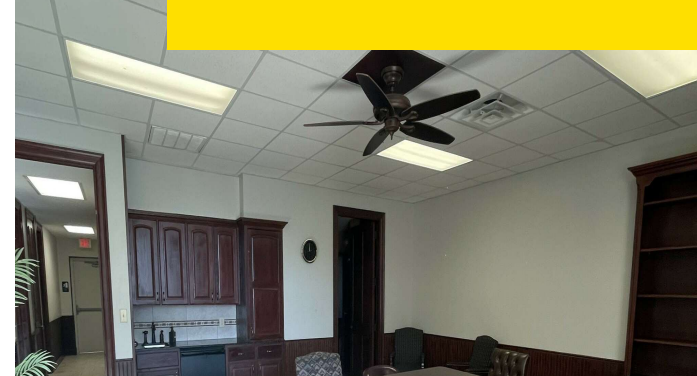


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