

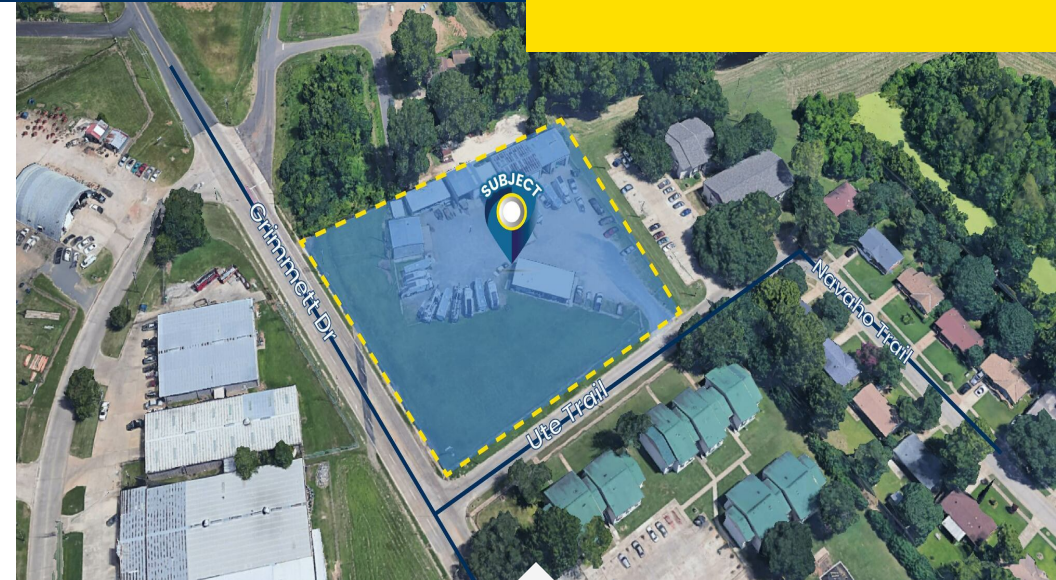


Offering Summary

Sale Price:	\$450,000
Lease Rate:	\$4,500.00 per month (NNN)
Available SF:	10,510 SF
Price / SF:	\$42.82
Zoning:	I-1
Market:	LA-Shreveport

Location Overview

The Ute Trail property is situated in a thriving industrial area, only 0.6 miles from I-220 and 1.4 miles from Shreveport Regional Airport. A mix of industrial and commercial businesses surround it. The property is located on the corner of Grimmnett Drive and Ute Trail which provides excellent visibility.



Building Name	151 Ute Trail
Property Type	Industrial
Property Subtype	Warehouse/Distribution
APN	181423000004600
Building Size	10,510 SF
Lot Size	2 Acres
Year Built	1990
Number of Floors	1

Property was built for the oil industry. The property has wash racks, shop buildings, several separate storage areas, and a separate office building. Approximately 1 acre of the property is gravel surfaced. The property is fenced.

- 1,200 SF metal building (30' x 40') - one 14' h x 15' w roll-up door
- 2,000 SF metal building (50' x 40') - two 14' h x 15' w roll-up doors
- 2,300 SF metal shop building (23' x 100') - two 8'h x 12'w roll-up doors; office and two restrooms
- 1,120 SF metal building (35' x 32') - 480 SF (15' x 32') enclosed; 640 SF (20' x 32') open
- 1,350 SF of open storage area (27' x 50')
- 265 SF explosives room (20' x 13.25')
- 1,295 SF wash rack (35' x 37')
- 980 SF office