

## **151 Ute Trail** Shreveport, LA 71107

## Industrial Property For Sale & Lease



#### **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 Grimmett Drive and Ute Trail which provides excellent visibility.

🔪 Map data ©2024

Hearne Ave

220

(3049)

fimmett Dr

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# SEALY & COMPANY

# **151 Ute Trail** Shreveport, LA 71107

## Industrial Property For Sale & Lease



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.

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- 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

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