



**Industrial Building
on 3.5+ Acres
\$1,600,000**

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Property Overview

Industrial facility located in North Shreveport on Aero Drive, 350' west of N. Market (Highway 1). The building contains a total of 60,277+/- square feet.

The shop/warehouse space is approximately 51,950 square feet in separate buildings, that are contiguous and connected. The Main Warehouse contains 29,350 SF. It is connected to the East Warehouse via two 12'(h) x 15'(w) cased openings. The East Warehouse is 11,000 SF (110' deep x 100' length) and connects to the Northeast Warehouse/Valve Shop via two 10' x 10' cased openings. The Northeast Warehouse/Valve Shop measures 80' wide x 145' in length totaling 11,600 SF. Accessible from the Northeast Warehouse/Valve Shop or the exterior is a 2,000+/- square foot mechanic shop not included in the total warehouse/shop area square footage. There are heaters and ventilation fans throughout the warehouse/shop areas.

Main Warehouse has two slider doors on the west end and one 12'(w) x 14'(h) overhead door on the west end. It has one slider door and two 18'(w) x 15'(h) overhead doors on the south end. There is one 18'(w) x 15'(h) overhead door on the north side. Sidewall height is 20' on the west end and drops to 15' on the east end of the Main Warehouse.

The East Warehouse has a 14' sidewall height on the south end and a 17.5' clear height in middle. It has a 15' x 20' slider door and a 12'(w) x 14'(h) overhead door on the east end.

The Northeast Warehouse/Valve Shop has a 14' sidewall and 17' center height. There is a total of 8,327 square feet of office in two separate buildings. The new office is 4,225 SF and is connected to the Main Warehouse. It has a reception area, conference room, kitchen, 4 restrooms, and 14 offices. The new office is in excellent condition. The older office is in dated condition and is connected to the Northeast Warehouse/Valve Shop. It contains 4,102 SF. The site is 3.85 acres and is irregular in shape. There are 350+/- feet fronting Aero and 550+/- feet fronting Montgomery Street. Most of the site is concrete. The property has great access and visibility and has been well-maintained. I-20 is approximately 1.5 miles south and I-220 is approximately 2 miles north.



Sale Price **\$1,600,000**

Location Information

Street Address	505 Aero Dr
City, State, Zip	Shreveport, LA 71107
County	Caddo
Market	LA-Shreveport
Located Between	N Market St. and N Hearne

Property Information

Property Type	Industrial
Building Size	60,277 SF
Lot Size	3.85 Acres
APN #	181426002016500
Land Area	3.85 Acres
Use Type	Vacant/Owner-User
Building Class	B
Price/SF:	\$32.52/ SF
Zoning	I-2
Tenancy	Single

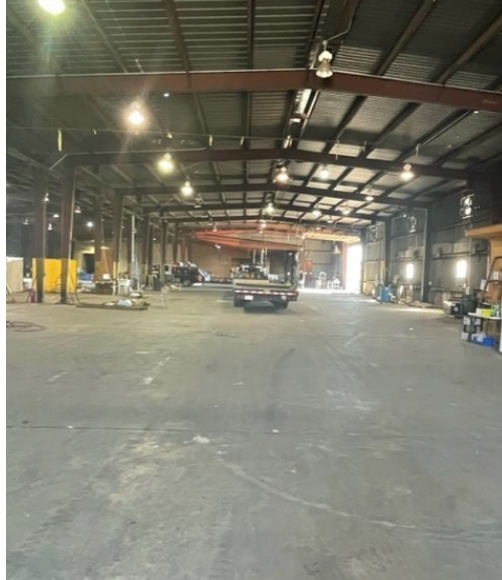


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