



# Industrial Yard ± 2.75 ACRES

Grant Smith  
Direct 318.698.1116  
Mobile 318.470.3676  
GrantS@sealynet.com

Sealy Real Estate Services, LLC  
333 Texas Street, Suite 1050  
Shreveport, LA 71101  
318.222.8700  
www.sealynet.com





### Property Overview

The subject property is zoned I-2 and features a ± 2.75-acre lot including improvements and fencing. Land splits are available, contact agent for more information.

Centrally located in between I-49 and I-20, the property is right off Texas Ave (via Johnson St.), is in close proximity to the I20/Lakeshore Dr exit, and it sits three (3) miles from Downtown Shreveport. The property is also easily accessible and less than two miles from Linwood Ave, Kings Hwy, and Mansfield Rd.

### Offering Summary

Subtype	Industrial, Self Storage, Other
Land Area	2.75 Acres
Lease Rate	\$1,000/AC (Monthly) \$0.28 / SF (Annual)
Base Monthly Rent	\$2,750
Lease Type	Gross
Zoning	I-2
Tax ID/APN	171401143002100