



### Offering Summary

Sale Price:	\$2,650,000
Building Size:	13,300 SF
Lot Size:	3.04 AC
Sale Price / SF:	\$199.25
Year Built:	2010

### Property Overview

The property is currently 100% leased and is being marketed for sale as an investment. This expansive 13,300 SF industrial property sits on over 3 acres, offering a versatile space ideal for various business needs. Featuring a well-equipped office area, ample warehouse space, and specialized facilities, this property is designed for efficiency and productivity. Key highlights include two 7.5 TON overhead cranes, a dedicated paint booth, and extensive outdoor storage capabilities. This property provides a comprehensive solution for industrial operations, combining functional office space, robust warehousing, and specialized facilities in a convenient location.

**Sealy Real Estate Services**  
333 Texas Street, Suite 1050  
Shreveport, LA 71101  
318.222.8700  
[www.sealynet.com](http://www.sealynet.com)

**Melissa Riddick, SIOR**  
Direct 318.698.1110  
Mobile 318.218.4987  
[MelissaR@Sealynet.com](mailto:MelissaR@Sealynet.com)

**Roland Ricou**  
Direct 318.698.1109  
Mobile 318.773.3357  
[RolandR@Sealynet.com](mailto:RolandR@Sealynet.com)

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### Property Details

The property is in the heart of Bossier City's Industrial District on Shed Road between Swan Lake Road and I-220. It's ideally located less than one mile from I-220 and less than four miles from I-20, providing excellent access.

#### Yard:

- 1.5+/- acre rocked yard and concrete truck court
- 20 vehicle parking spaces (18 standard, 2 handicap accessible)

#### Office Area (4,300 SF):

- Front Section: 2,500 SF (50' wide x 50' deep)
- Back Section: 1,800 SF (60' wide x 30' deep)
- Reception area
- 4 private offices
- Conference room
- Kitchen/breakroom
- Two restrooms
- Two large open bullpen areas  
*(flexible for conferences, meetings, or additional offices)*
- Supply room

#### Middle Warehouse Area (1,200 SF):

- Dimensions: 60' wide x 20' deep
- One restroom
- One storage closet
- 14' (h) x 12' (w) grade-level door
- 20' eave height

#### Large Warehouse Area (6,000 SF):

- Dimensions: 60' wide x 100' deep
- Two 7.5 TON cranes with 20' clear under hook
- Two 16' (h) x 18' doors (one on the west side and one on the north side)
- 28' eave height

#### Separate Paint Booth (1,800 SF):

- Dimensions: 30' wide x 60' deep
- Paint booth dimensions: 30' x 45'
- Covered bay behind paint booth: 30' x 15'



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