

# 403 Airport Drive Shreveport, LA 71107

## Industrial Property For Sale & Lease





#### **Offering Summary**

Sale Price:	\$485,000
Lease Rate:	\$6,500 Monthly (NNN)
Building Size:	16,800 SF
Lot Size:	1.3 Acres
Price / SF:	\$28.87
Zoning:	I-2

#### **Location Overview**

This property has two industrial buildings totaling 16,800 square feet located on Airport Drive, just .5 miles north of downtown Shreveport, off of North Market (LA Hwy. 1). Subject is 1 mile from I-20 and Shreveport downtown airport, and less than 3 miles from I-220.

**Sealy Real Estate Services** 333 Texas Street, Suite 1050 Shreveport, LA 71101

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Map data ©2024

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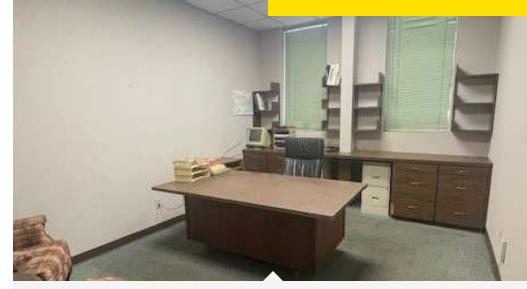
Building Name	Industrial Property Airport Drive
Property Type	Industrial
Property Subtype	Warehouse/Distribution
APN	181425042006100 2

The main building contains 14,400 square feet (120' x 120'). Within this area, 2,600 square feet includes three private offices, an open bullpen area with a sales counter, an open retail/sales lobby, and two restrooms. In the warehouse, the sidewall height is 16' and center is 18'. The warehouse has a demised area for parts, another area previously used for a workshop, and a restroom. There is one 12' x 14' grade level truck door on the rear of the building (the north side) which leads to the yard and to a separate, detached 2,400 square foot (40' x 60') shop/warehouse building.

The shop/warehouse building has open area with a 700 square foot office with a restroom. It has 16' sidewall height with two 14' x 14' cased openings facing the yard and the main building.

Attached to the main building, on its northeast corner, is a 5,400 square foot three-sided metal storage structure that is accessible through the yard.

The site is approximately 1.3 acres. Approximately 3/4 of the site is paved. The entire site is fenced, excluding the front customer parking lot.



- 14,400 SF main warehouse building
- 2,400 SF shop/warehouse
- 5,400 SF additional metal storage structure
- 12' x 14' grade-level truck door
- Fenced property
- 3/4 of the site paved
- Proximity to major transportation routes

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