

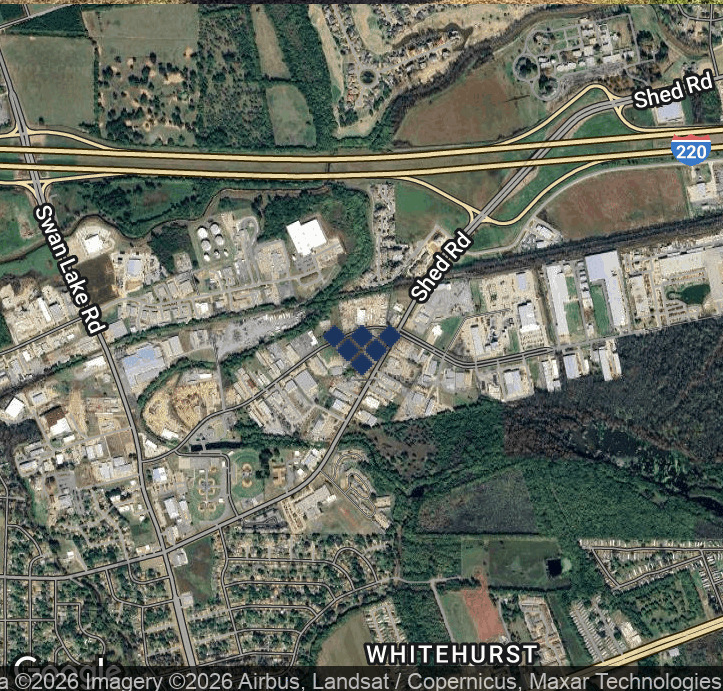


**4911 Shed Road
5,250 SF**

Melissa Riddick, SIOR
Direct 318.698.1110
Mobile 318.218.4987
MelissaR@Sealynet.com

Roland Ricou
Direct 318.698.1109
Mobile 318.773.3357
RolandR@Sealynet.com

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



Property Overview

The building features a fully climate-controlled 5,250-square-foot office/warehouse in pristine condition. It includes two offices and a restroom, with approximately 4,850 square feet dedicated to shop/warehouse space. The warehouse is equipped with five ceiling fans for added ventilation and a 10' x 10' grade-level overhead door on the east side, opening to a concrete-paved parking area. This versatile facility combines functionality and convenience, perfect for industrial operations seeking a well-maintained space with excellent access.

Location Overview

This property is strategically positioned on Shed Road in the heart of Bossier City's Industrial District, just west of I-220. Its prime location offers exceptional visibility and convenient access, situated less than one mile from I-220 and under four miles from I-20. Surrounded by established industrial users, the site provides seamless connectivity to major interstates, making it ideal for businesses requiring efficient transportation routes and a central industrial hub.



Property Type	Industrial
Property Subtype	Flex Space
Building Size	5,250 SF
Office SF	394 SF
Warehouse Space	4,800 SF
Total AC	0.78 AC
Zoning	Heavy Industrial
Lease Rate/Type	\$5,250/Month (NNN)
Clear Height	15' 6"
Eave Height	13' 2"
Warehouse HVAC	Yes



