



MULTI-USE SPACE AVAILABLE FOR LEASE

7288 GREENWOOD RD., SHREVEPORT, LA 71119

- Strategically Located at I-20 and Bert Kouns Industrial Loop in West Shreveport
- Light Industrial, Manufacturing, Distribution, Storage, Office, Parking
- 163,000 sf complex fully sprinkled with conditioned air in roughly two thirds of the building
- 20-acre site with 13 acres of hot mix asphalt parking
- Zoned I-1 Light Industrial
- \$6 - \$12 psf Modified Gross
- Majority of the campus was previously owner-occupied and now looking to bring the residual into commerce. Great opportunity to work with a motivated owner.
- Available:
- 50,000 +/- sf of contiguous warehouse/manufacturing space with ample power
- 5,545 sf of finished office space
- Finished Conditioned Tenant Suites ranging from 3,000 – 10,000sf
- Acres of Truck Parking and/or Lay Down Yard



For more information, contact:

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ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. REV 10/2024



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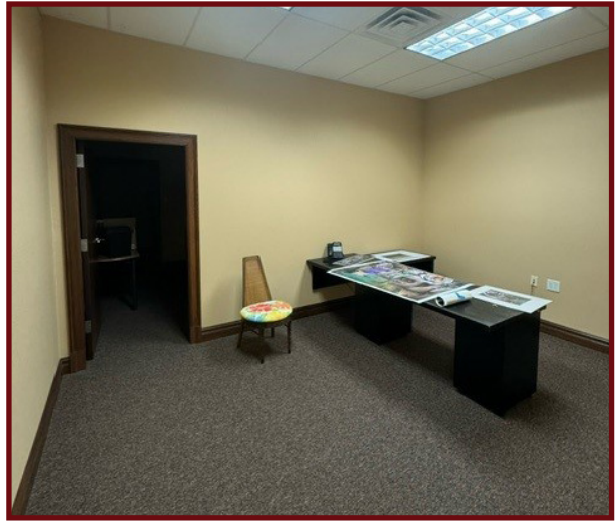
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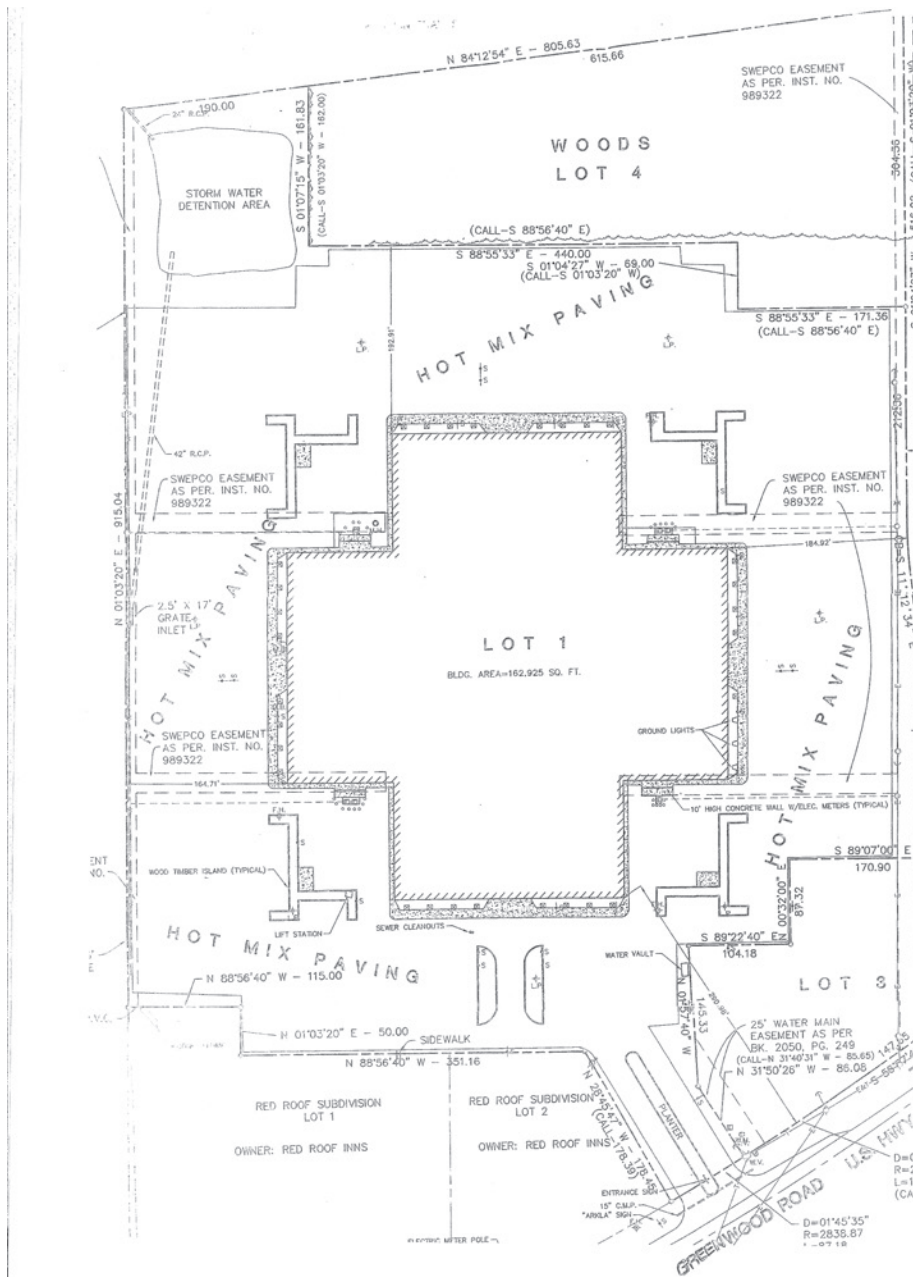
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NEIGHBORHOOD AERIAL



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