



**SHOP/OFFICE/FENCED YARD  
19,850 SF  
For Sale & Lease**

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### Offering Summary

Sale Price:	\$2,500,000
Lease Rate:	\$19,500.00 per month (NNN)
Building Size:	19,850 SF
Lot Size:	29 Acres
Year Built:	2006

### Location Overview

The property is located just south of Bossier City, Louisiana, on Sligo Road, offering excellent visibility, access, and proximity to major transportation routes serving the Shreveport–Bossier industrial corridor. Its strategic position provides convenient access to workforce, suppliers, and infrastructure while maintaining a private, functional setting ideal for industrial or service-based operations.

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Building Size	19,850 SF
Lot Size	29 Acres
Building Class	A
Year Built	2006
Number of Buildings	3

This industrial facility includes a well-maintained shop, wash bay, office complex, and fenced yard on a 7.75-acre tract, with an additional 21± acres of uncleared land. More shop space can be available. Owner is willing to construct additional shop/warehouse space.

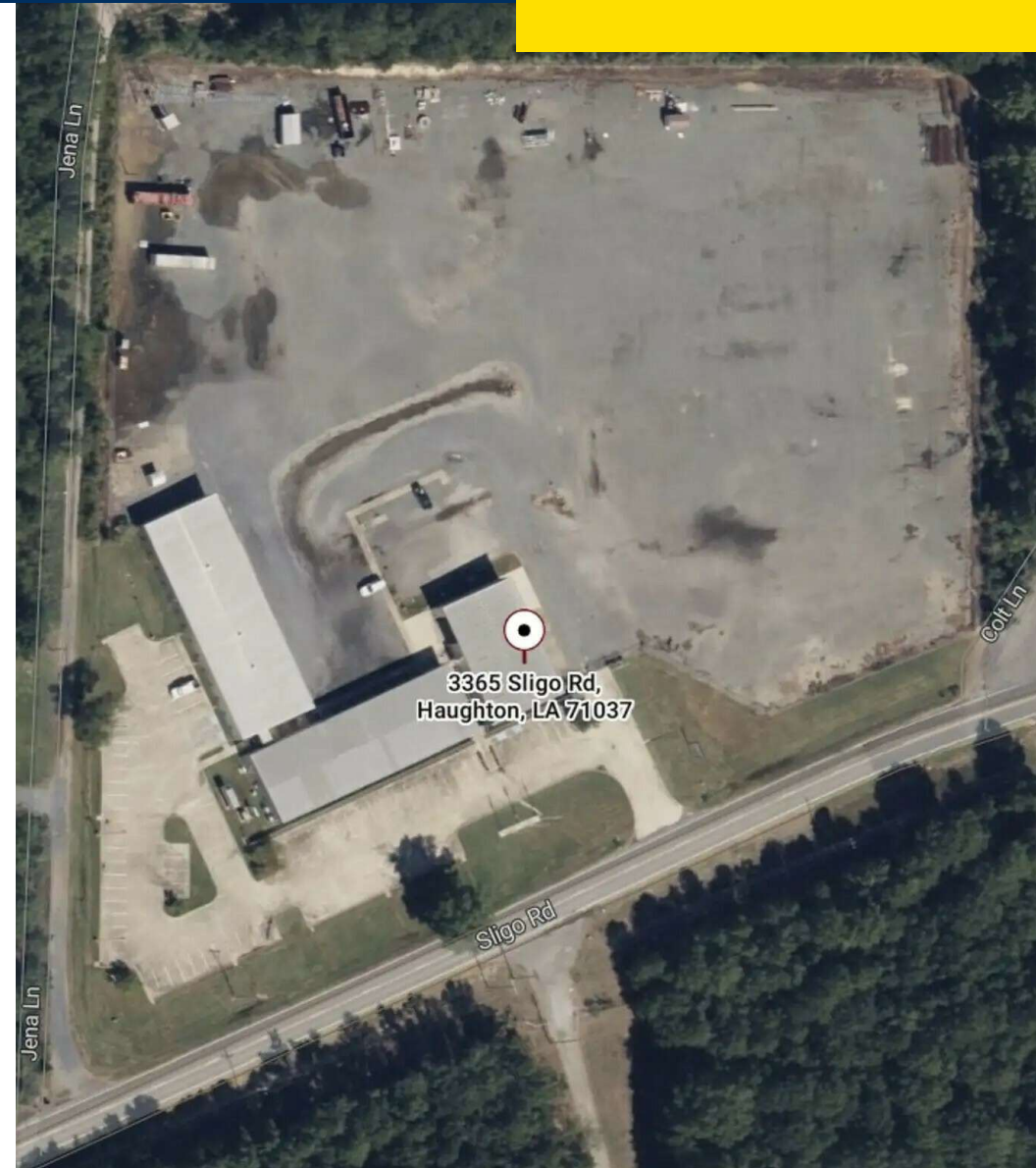
The **shop** offers 4000 SF of service area with two large 14'(h) x 20'(w) grade-level overhead doors, insulated walls with wood wainscot, and a 30' x 50' (1,500 SF) wash bay featuring an oil/water separator and treatment tanks.

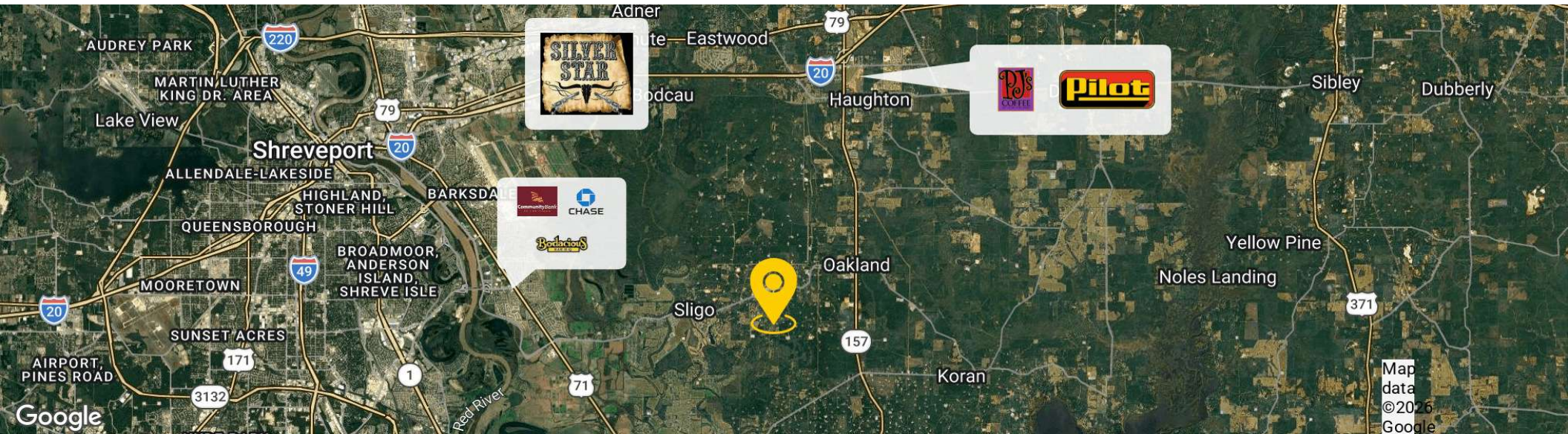
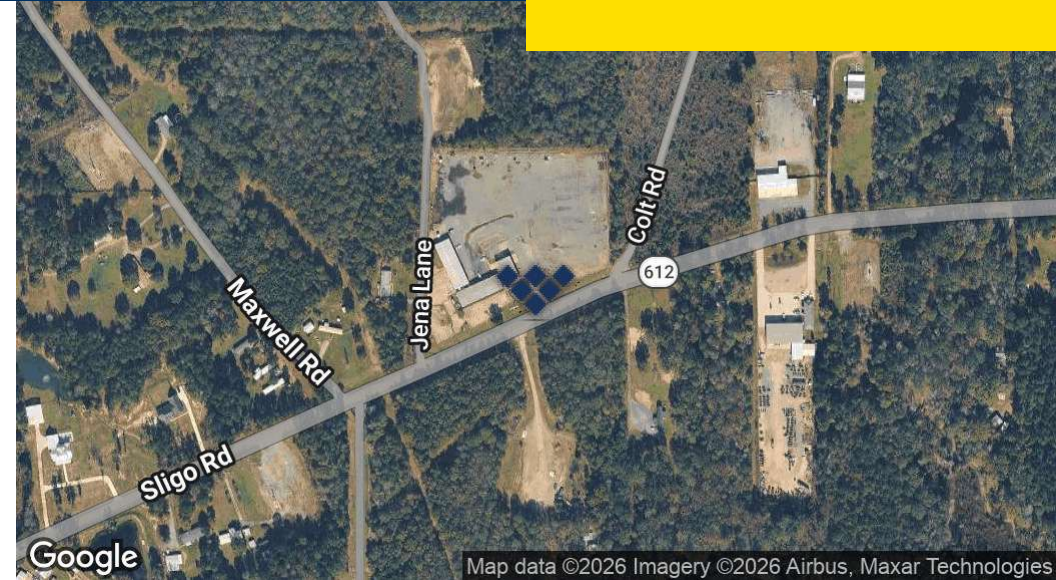
The **yard** is fully rocked (except for the concrete drives and apron surrounding the shop), fully fenced, and exceptionally maintained.

The **office** component consists of two connected Class "A" office buildings totaling approximately 17,000 SF.

Each building includes its own kitchen/breakroom, restrooms, and conference rooms. Building 1 houses the main reception area, a large open bullpen, rolling file storage system, and an executive conference room equipped with magnetic and whiteboard walls and A/V technology. Both buildings feature 9' ceiling heights and a backup generator.

Ample paved parking is available on-site.





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