



### Offering Summary

Sale Price:	\$1,475,000 (\$58.42/SF)
Lease Rate:	\$10,000.00/month (NNN)
Available SF:	25,250 SF
Lot Size:	1.822 Acres

### Property Highlights

- Prime location with easy access to I-20, I-220, I-49, and Shreveport Downtown Airport
- Versatile 25,250 SQ FT industrial space with three functional structures
- Multiple grade-level and dock-high doors for efficient loading/unloading
- Fully insulated and heated warehouse space with ample storage options
- Convenient proximity to Shreveport's Central Business District and regional highways

### Property & Location Overview

This versatile industrial property offers a total building area of 25,250 square feet on a 1.82-acre lot. The property is divided into three main structures: a combination office/showroom and shop, a secondary shop, and a wash bay. The property is designed for easy accessibility, with multiple grade-level and dock-high doors to accommodate seamless loading and unloading. Ideal for industrial, warehouse, or operational businesses, this property's location and layout provide a unique opportunity for a wide range of uses.

The property is located in the Agurs industrial area, just north of Shreveport's Central Business District. It offers excellent connectivity with US Hwy. 1, providing access to I-20, I-220, and I-49. The property is less than a mile from Shreveport Downtown Airport, 1.6 miles from I-20, and 2.16 miles from I-220, making it ideal for businesses requiring efficient transportation options.



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**Building 1 – Office/Showroom & Shop (13,250 SQ FT)**
**Office/Showroom (2,000 SQ FT)**

- 80' wide x 25' deep
- Four private offices, ideal for administrative or customer-facing operations

**Shop/Warehouse (11,250 SQ FT)**

- Clear Heights: 20' sidewall, 23.5' center
- Fully insulated with one heater & one exhaust fan
- Dedicated office space (27.5' x 7') and two restrooms (7' x 7')
- Mezzanine for additional storage

**Doors & Access**

- **North Side:** Three grade-level truck doors (14' x 14' electronic, 18' x 14' manual)
- **East Side:** One semi dock-high door (14' x 18')
- **South Side:** One 16' tall x 14' wide door leading into Building 2

**Building 2 – Secondary Shop (9,000 SQ FT)**
**Shop Area**

- Dimensions: 90' wide x 100' deep
- Clear Heights: 20' sidewall, 23.5' center

**Office Space**

- 450 SQ FT office (30' x 15') located on the west side

**Features**

- Fully insulated
- Two exhaust fans & heaters (require repairs)
- 2-ton jib crane
- Mezzanine storage along the west and part of the north wall
- Additional mezzanine and office space in the northeast corner
- Yard Space: Small rocked yard area

**Doors & Access**

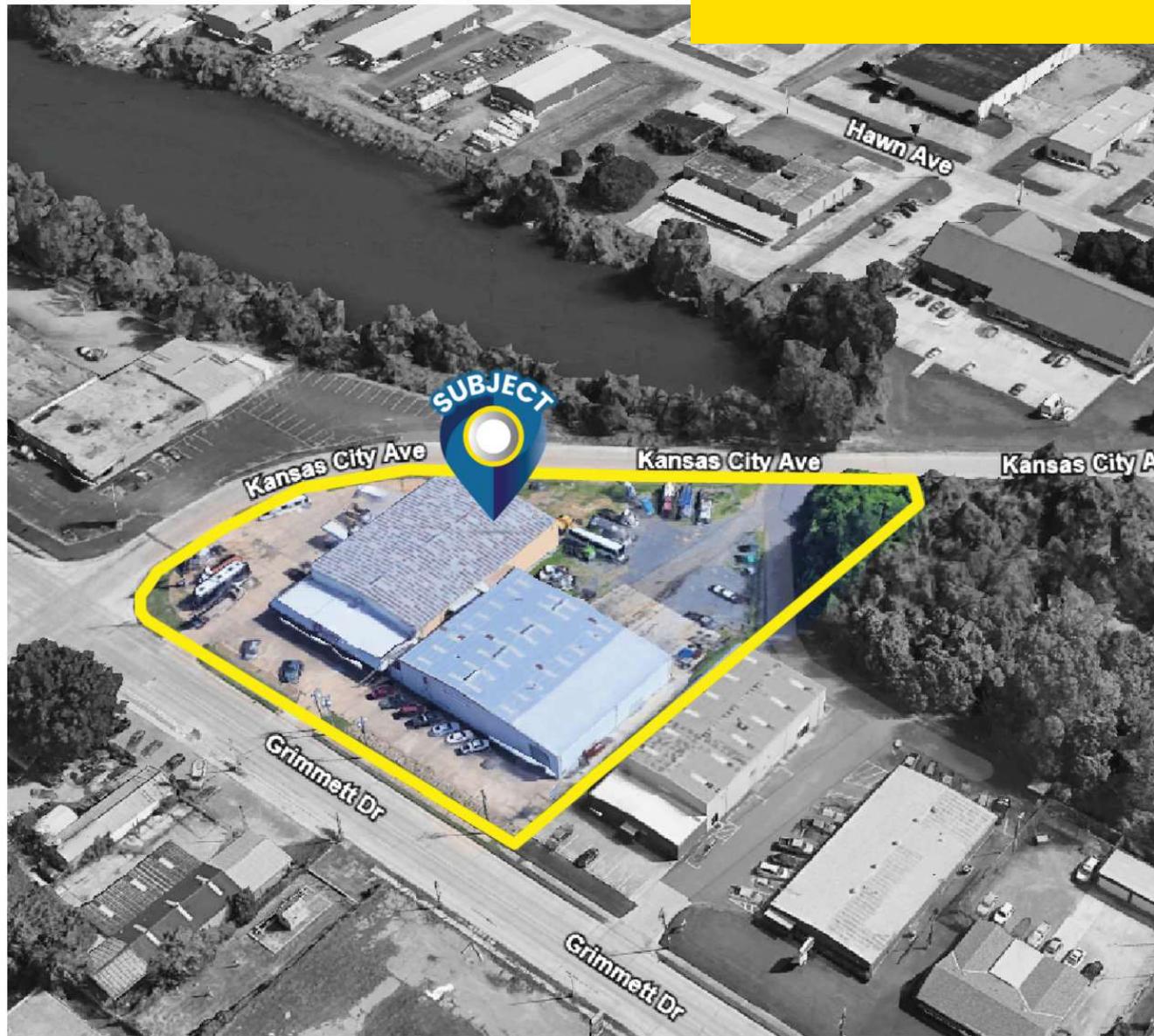
- North Side: One grade-level door (16' tall x 14' wide) connecting to Building 1
- East Side: Two grade-level doors (16' tall x 14' wide)

**Wash Bay (3,000 SQ FT)**
**Dimensions**

- 30' wide x 100' deep
- Height: 17.5' sidewall on the south side

**Access**

- Open on the east end
- 14' tall x 12' wide door on the west end


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