

6100 Saint Vincent Avenue Shreveport, LA 71106

Industrial Property For Lease

6100 St. Vincent Ave **30,000 SF**

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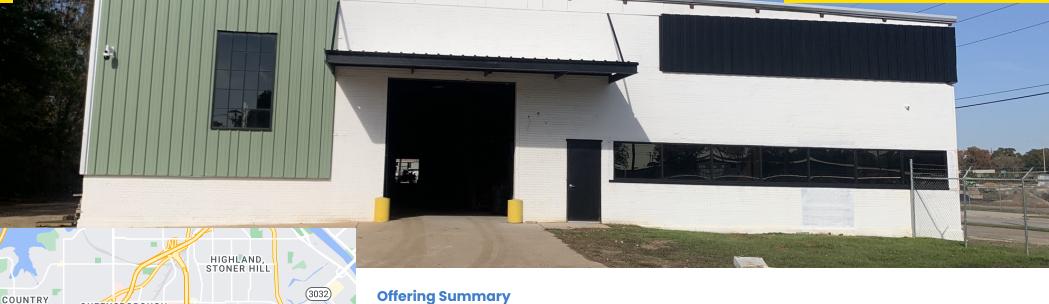
318.222.8700 www.sealynet.com

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Offering Summary

Lease Rate:	\$5.50 SF/yr (MG)
Building Size:	30,000 SF
Available SF:	30,000 SF
Lot Size:	2.72 Acres
Zoning:	I-2 Heavy Industrial

Location Overview

Subject is situated in a well-established industrial area within Shreveport, with convenient access to major transportation routes and highways, making it ideal for logistical operations. The location is characterized by a mix of industrial facilities and warehouses, offering a conducive environment for various industrial and commercial activities.

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QUEENSBOROUGH

20 MIDWAY

CADDO

HEIGHTS, SOUTH

HIGHLANDS

CEDAR GROVE,

LYNBROOK

CEDAR GROVE

(511)

171

CLUB HILLS.

LAKESHORE SHOPPING

MOORETOWN

318.222.8700 www.sealynet.com

SUNSET ACRES

(171)

(3132)

ENKINS

SUBDIV.

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Map data ©2024

BROADMOOR, ANDERSON ISLAND,

SHREVE ISLE

SPRINGLAKE,

UNIVERSITY TERRACE

3132

(526)

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Building Name	6100 St. Vincent Ave
Property Type	Industrial
Property Subtype	Warehouse/Distribution
APN	171424000005600
Number of Floors	2

A 30,000 SF warehouse with 4,800 SF office space, 3,200 SF mezzanine office space, and a 1 acre (+/-) yard.

This property includes:

- 2 grade level manual overhead doors 12 ft wide with 13ft clear
- 16 ft usable clear height
- 21 ft ceiling height
- 8 20ft x40ft interior access bays
- 15,600 SF open warehouse space
- 1 acre (+/-) yard, 150ft x280ft

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- Level
- Concrete & asphalt yard surface
- Fenced & gated
- Commercial/Industrial area

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SEALY & COMPANY

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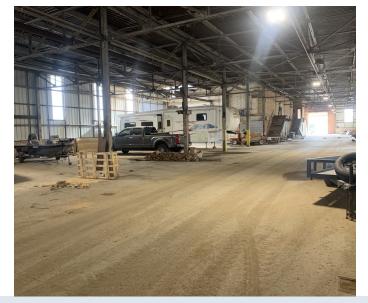
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