



6100 St. Vincent Ave
30,000 SF

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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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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

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



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