



**2020 Midway Street
\$495,000**

Emily Bynum
Direct 318.698.1106
Mobile 318.272.4026
EmilyB@Sealynet.com

Sealy Real Estate Services, LLC
333 Texas Street, Suite 1050
Shreveport, LA 71101
318.222.8700
www.sealynet.com



Property Highlights

- Corner Lot Property next to Union Pacific Railway
- 5 Buildings = Warehouse, Open, and Office Space
- 1.2 miles West of I-49
- 1 Mile from I-20

Location Overview

2020 Midway is centrally located between Hearne Avenue and Linwood Avenue and consists of commercial/light industrial tract of land with multiple buildings. The property is located on the SE corner of Mansfield Road and Midway Avenue, adjacent to Caddo Parish School Board. It is situated in a heavily populated industrial area. Easy access to I-20 via Hearne Ave and to I-49 via Midway Avenue.

Building Name	2020 Midway Street
Property Type	Industrial
Property Subtype	Manufacturing
Sale Price	\$495,000
Unit Price	\$8.92
Docks/Doors	3 Doors
Office SF	2,100 SF
Zoning	I-1
APN	171414000004400
Building Size	55,480 SF
Lot Size	2.93 Acres
Number of Buildings	5

The subject property consists of a total of 5 separate buildings containing an approximate total of 55,480 square feet.

Building 1: Office/warehouse/storage - 11,950 square feet

- 2,100 square feet of office
- 1,850 square feet of warehouse
- 8,000 square feet of open storage

Building 2: Open storage (three-sided) - 4,860 square feet

Building 3: Open storage (two-sided) - 4,800 square feet

Building 4: Warehouse - 12,602 square feet

- 3 grade level doors – 2 on the north and 1 on the east
- 18' sidewall height

Building 5: Open storage (three-sided) - 21,268 square feet





Sealy Real Estate Services, LLC
333 Texas Street, Suite 1050
Shreveport, LA 71101
318.222.8700
www.sealynet.com

Emily Bynum
Direct 318.698.1106
Mobile 318.272.4026
EmilyB@Sealynet.com

All information set forth in this brochure has been obtained from the owner, personal observation, or other reliable sources. Sealy Real Estate Services, LLC does not guarantee the accuracy of this information and makes no representations or warranties, expressed or implied, in this brochure. Information contained herein is subject to change without notice.