



2005 Texas Ave  
**20,000 - 60,000 SF**

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### Offering Summary

Lease Rate:	\$3.75 - 4.00 SF/yr (NNN)
Building Size:	104,024 SF
Available SF:	20,000 - 60,000 SF
Zoning:	I-2

### Location Overview

Located at 2005 Texas Avenue, the site offers quick access to I-20, I-49, and I-220, allowing convenient distribution throughout North Louisiana, East Texas, and beyond. It's just 6.8 miles from Shreveport Regional Airport and less than 16 miles to the Port of Shreveport-Bossier, giving tenants multimodal logistics options. The property sits in an established industrial corridor near supply houses, storage operations, and transportation companies. The central location also allows for quick access to Shreveport CBD, workforce hubs, and major service providers.

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Property Type	Industrial
Clear Height	21' 6"
Power	3 Phase
Building Size	104,024 SF
Year Built	1970
Zoning Description	Heavy Industrial
Lot Size	Multiple (3-Tenant Setup)
No. of Available Spaces	2

Ideal for logistics, distribution, or storage-heavy users, this space features 6 dock-high overhead doors along the south side designed for high-volume loading and fleet access.

Situated on ±4.12 acres, the property also includes clear and partially paved land available for yard storage, trailer parking, or equipment laydown. This offering provides an excellent combination of covered warehouse, dock infrastructure, and outdoor space to support high-capacity operations. Situated on ±4.12 acres, the property also includes ±3.4 acres of cleared and partially paved land (±1.53 AC, ±0.94 AC, ±0.93 AC) available for yard storage, trailer parking, or equipment laydown. This offering provides an excellent combination of covered warehouse, dock infrastructure, and outdoor space to support high-capacity operations.







### Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	20,000 - 60,000 SF	Lease Rate:	\$3.75 - \$4.00 SF/yr

### Available Spaces

Suite	Size	Type	Rate	Description
■ Suite 200	40,000 - 60,000 SF	NNN	\$3.75 SF/yr	Central warehouse suite featuring 6 dock-high overhead doors along the south side, designed to support high-volume loading and fleet access.
■ Suite 300	20,000 - 60,000 SF	NNN	\$4.00 SF/yr	Warehouse suite featuring 3 dock-high overhead doors along the south side and 2 along the east side, providing flexible dock access for loading and distribution operations. Available as of 04/01/2026.