



Offering Summary

Lease Rate:	\$3.25 SF/yr (NNN)
Building Size:	153,343 SF
Available SF:	153,000 SF

Location Overview

Tenants benefit from immediate access to I-20, I-49, and I-220, streamlining distribution throughout North Louisiana, East Texas, and the greater Gulf South region. The site is located just 6.8 miles from Shreveport Regional Airport and under 16 miles from the Port of Shreveport-Bossier, providing multimodal logistics options by air, road, and waterway.

Surrounded by industrial suppliers, transportation providers, and workforce access points, this central location also allows for quick connectivity to Shreveport's CBD and service markets across the metro area.

Dock-High Warehouse | ±153,000 SF | Central Shreveport Industrial Corridor

This ±153,000 SF dock-high warehouse offers a strategic opportunity for users seeking efficient access to key regional transportation infrastructure. Located within an established industrial corridor in Shreveport, LA, the site features 12 dock doors, 2 grade-level doors (north end), 1 drive-up ramp, and an inactive Union Pacific rail spur (east side) that may be reactivated for future use. The layout includes ±6,281 SF of office space, making it well-suited for distribution, logistics, or storage operations.

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Listing Highlights:

±150,000 SF total warehouse

±6,281 SF office

12 dock doors, 2 grade-level doors, 1 ramp

Inactive rail spur (Union Pacific – east side)

Lease Rate: \$3.25/SF NNN



