



Offering Summary

Lease Rate:	\$7,300.00 per month (NNN)
Building Size:	8,810 SF
Lot Size:	1.88 Acres
Year Built:	2008
Zoning:	I-2

Location Overview

This property offers an excellent location in the heavily populated industrial area of Northeast Bossier, with easy access via I-20 at Industrial Drive Extension. Situated on the southeast side of I-20, just under two miles west of I-220, the building is surrounded by major industrial retailers, including FleetPride, CAT, Peterbilt, and United Rentals, making it ideal for businesses seeking functionality, efficiency, and logistical convenience.

This 8,810-square-foot industrial building sits on approximately 1.88 acres and offers office and warehouse space, ideal for a variety of industrial, distribution, or service-related operations. The 1,250-square-foot office area features four private offices, a kitchen, a restroom, and an open reception/work area. The 7,560-square-foot warehouse/shop boasts 20' sidewalls with a 22' 4" center height, metal wainscoting half-walls throughout, and a 25' x 25' supply storage area. The shop includes its own restroom for added convenience.

The building is equipped with three grade-level truck doors, including two 14' x 12' doors on the east side leading to the fenced and rocked yard and one 14' x 16' door on the south side, also with direct yard access. The secured yard space provides ample room for storage and maneuverability.

Property Highlights

- + Ideally Situated off I-20
- + Centrally Located in Northeast Bossier's Industrial Sector
- + Fenced/Rocked Yard
- + 3 Grade Level Doors
- + Four Offices, Breakroom, and Open Work Area





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