



18.105 ACRES FOR SALE
270,000 SF Build-to-Suit-For Lease

Sealy Real Estate Services

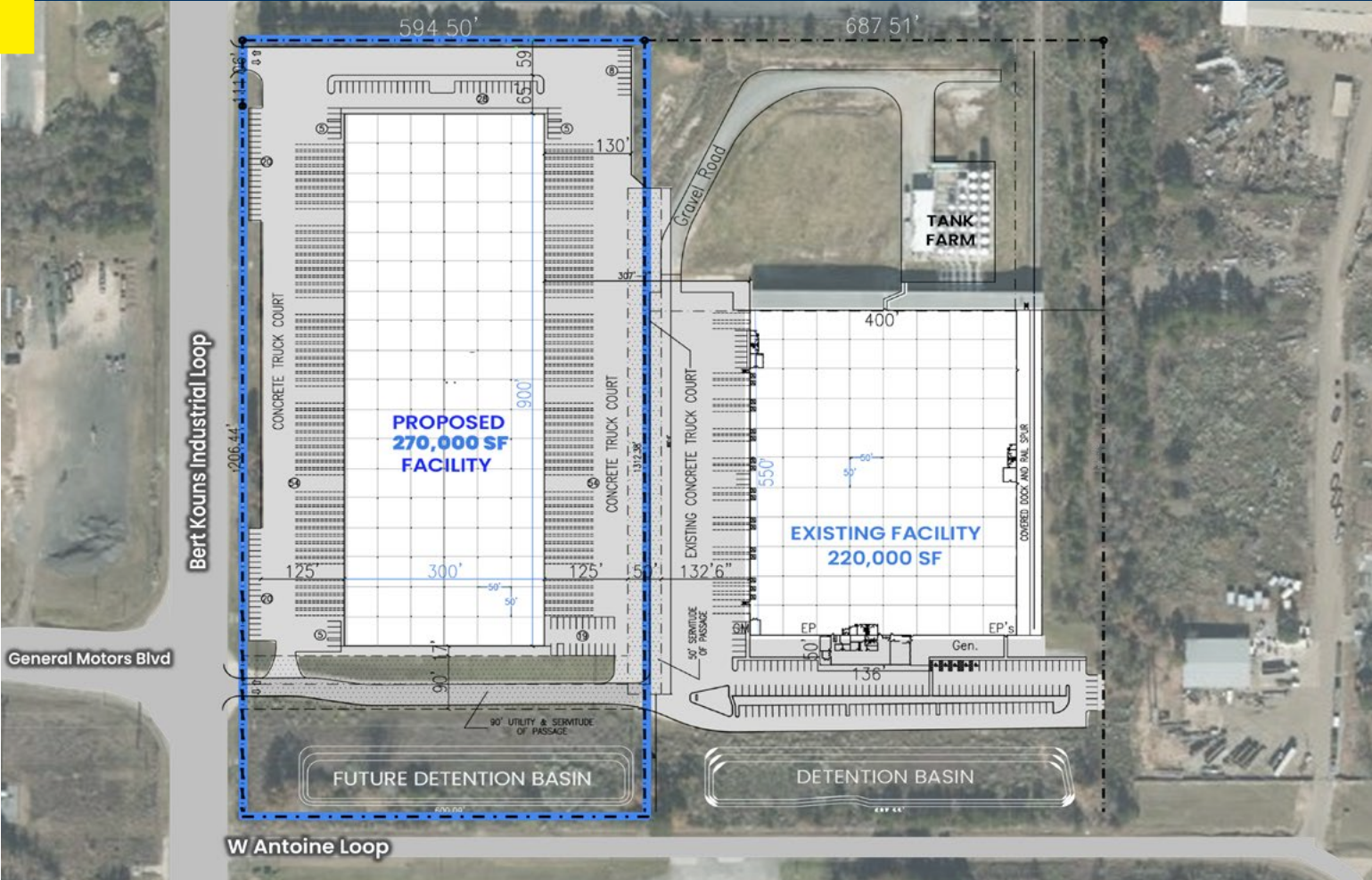
333 Texas St. | Ste. 1050
Shreveport, LA 71101

318.222.8700
www.sealynet.com

Mark Sealy

Direct: 318.698.3101
Mobile: 318.208.3340

MarkS@Sealynet.com



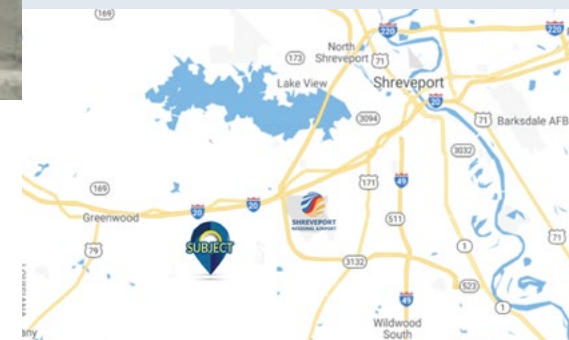
PROPERTY BUILD-TO-SUIT DETAILS

| | |
|----------------------|---------------------------|
| Building Status: | Proposed |
| Contiguous Space: | 60,000 - 270,000 SF |
| Building Size (RSF): | 270,000 SF |
| Gross Land Area: | 18.105 Acres |
| Lease Rate (Est): | \$5.25 PSF (Annual) |
| Lease Type/Term: | NNN / 5-Year |
| Opportunity Zone | Yes - Census Tract 243.03 |
| Space Type | New Construction |
| Zoning | I-2 |
| Clear Height: | 28' - 32' |
| Column Spacing: | 50' x 50' |
| Sprinklers: | Wet |
| Lighting: | LED |
| Sewer/Water: | Municipal |
| APN: | 171534008000100 |

Land Sale Price: \$1,447,934

Price/SF: \$ 2.00

Description:
Industrial zoned ready for development



PROPERTY DETAILS

18.105 acres of industrial zoned land ready for build-to-suit of up to 270,000 SF with paved street and utilities at site. The subject is located approximately one mile from I-20 and a ten-minute drive from Shreveport Regional Airport. It's situated within a heavy industrial manufacturing and distribution area. The land is within an opportunity zone, and state and local incentives are available.

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