



64,105 SF Industrial For Lease- Downtown Bossier Right off I-20

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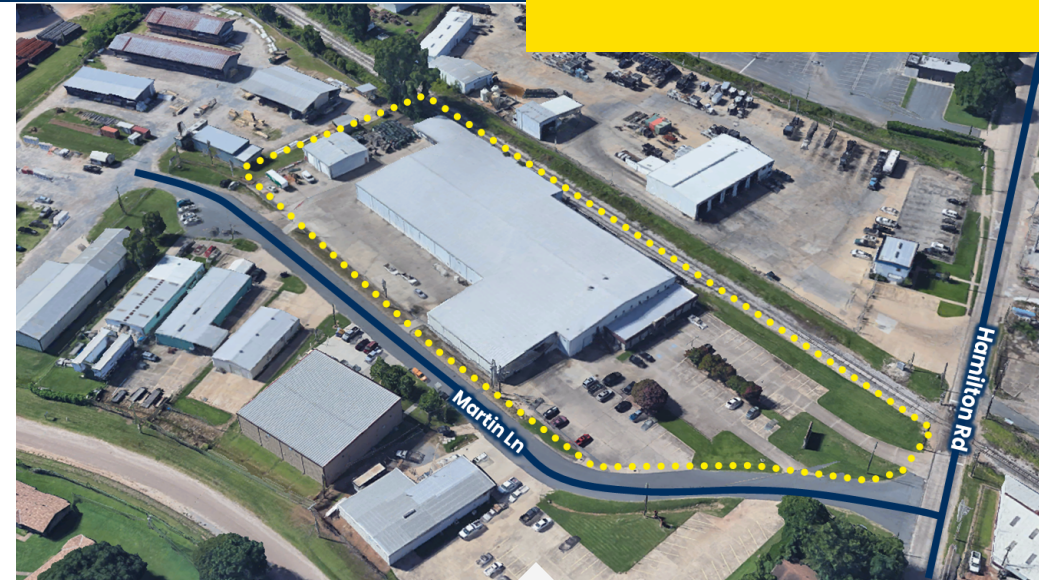


Offering Summary

Lease Rate:	\$3.00 SF/yr (NNN)
Building Size:	64,105 SF
Available SF:	64,105 SF
Lot Size:	2.74 Acres
Number of Buildings:	2

Location Overview

Strategically located less than 0.5 miles from I-20 and Highway 3 and approximately 0.6 miles from Highway 80, this industrial office property provides seamless access to major transportation routes, ensuring efficient connectivity for distribution and supply chain operations. Positioned just north of the East Bank District and less than five minutes from the Texas Street Bridge connecting to Downtown Shreveport, the property offers convenient access to key interstates and regional highway corridors.

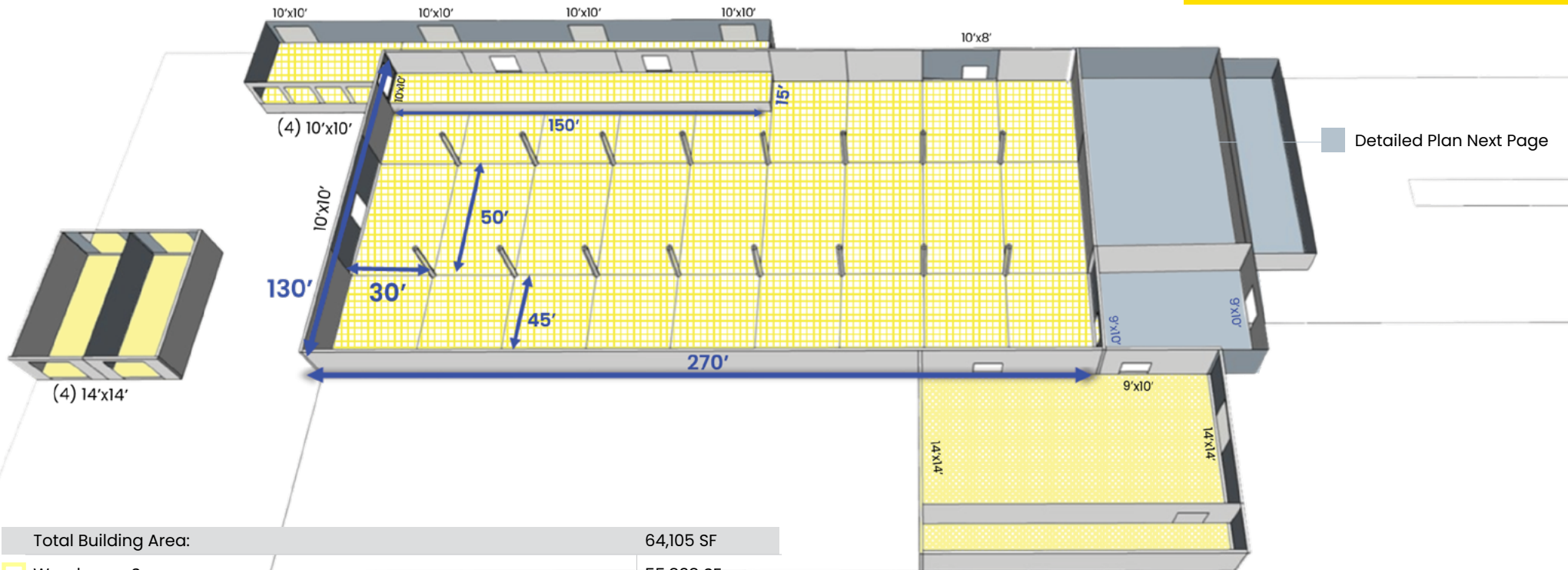


Property Type	Industrial
Property Subtype	Warehouse/Distribution
Central WH Eave Height	19 ft
Central WH Center Height	24 ft
Year Built	1981

The industrial property at 410 Hamilton Road features a warehouse with a clear height of 19 feet and an adjacent two-story office area. The office space includes 19 offices, 2 conference rooms (one with a kitchenette), 2 storage rooms, a reception area, and additional workspace in the drive-through loading area, which also includes 2 offices and 3 storage rooms. The property is equipped with multiple drive-through doors, including 2 overhead doors in the loading area, 4 in the back shop, and 4 at the truck dock, ensuring efficient access and functionality for various operations.

• **The property includes:**

- 55,838 SF Total Warehouse with 3 (10' x 10') Overhead Doors and 4 (10' x 10') Dock Doors
- 45,681 SF – Central Main Warehouse
- 6,500 SF Drive-Through loading area with (2) 14' x 14' Overhead Doors
- 2,500 SF Detached Storage/Shop Building with (4) 10' x 10' Overhead Doors
- 552 SF – Corridor
- 605 SF – Break Room
- 8,267 SF Total Office Space (Office 1: 4,330 SF , Office 2: 3,937 SF)



Total Building Area: 64,105 SF

Warehouse Space: 55,838 SF

Central Warehouse: 45,681 SF

Drive-Through Loading Area With (2) 14' X 14' Overhead Doors: 6,500 SF

Detached Storage/Shop Building With (4) 10' X 10' Overhead Doors: 2,500 SF

Corridor: 552 SF

Breakroom: 605 SF

Total Office: 8,267 SF

Office 1: 4,330 SF

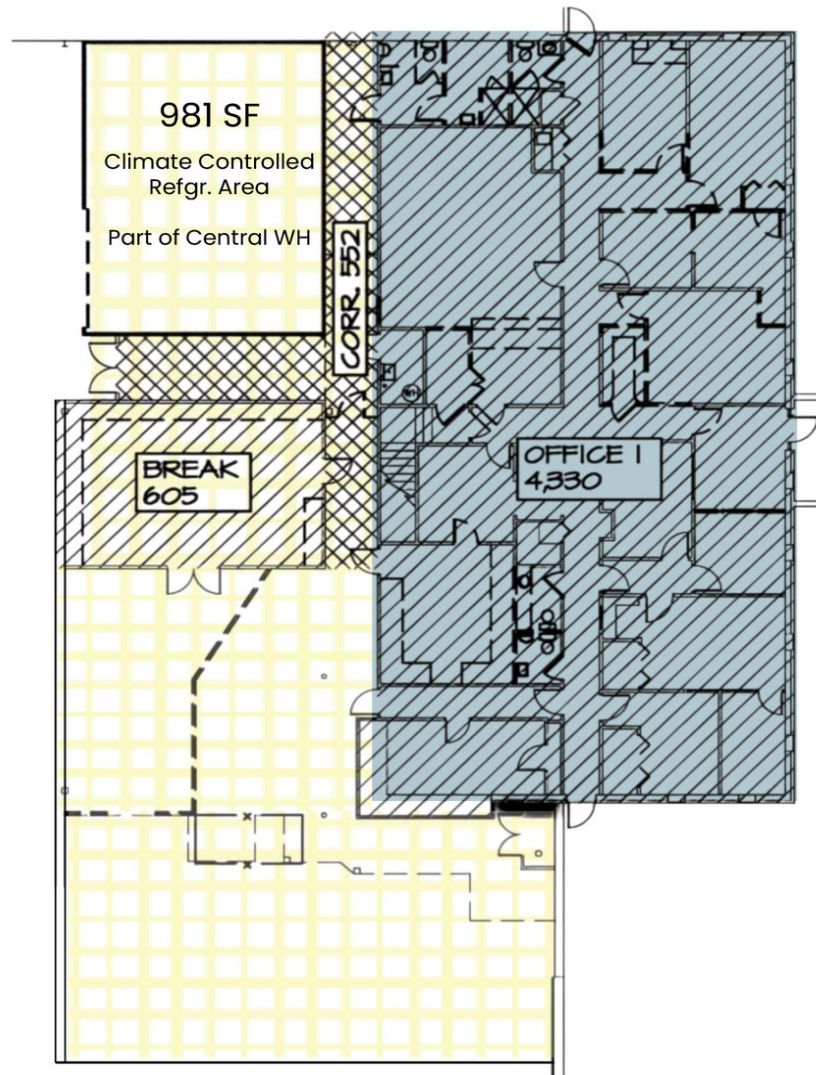
Office 2: 3,937 SF

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**To View Rudimentary
Conceptual 3D Sketch-up Plans**



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Corridor	552 SF
Breakroom	605 SF
Total Office	8,267 SF
Office 1	4,330 SF
Office 2	3,937 SF

