



INDUSTRIAL BUILDING FOR LEASE

WITH ADDITIONAL 0.706 ACRE LOT

1802 SOUTHERN AVE., SHREVEPORT, LA 71101

For More Information Contact:

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PROPERTY HIGHLIGHTS

New Roof

All roofs replaced in 2022

Additional 0.706 Acre Lot

Has been fully cleared by the current owner

Strategic Logistics Connectivity

Situated within a mile of I-20 & I-49, the property benefits from enhanced regional connectivity. The I-20 expressway spans more than 1,500 miles, linking South Carolina to Texas. In Louisiana, I-49 currently extends from Shreveport to Lafayette, spanning 244 miles. When completed, it will run continuous from Texarkana to New Orleans.

Vast Nearby Customer Base

With more than 44,600 households within a 10-minute drive and nearly 59,000 households within a five-mile radius of the property, businesses have access to an expansive pool of clientele.

BUILDING SUMMARY

Asking Rent: \$4.25/SF

Total Acres: 2.58

FAR: .26

Building Square Footage: 34,308 SF

Year Built: 1975

Use: Warehouse



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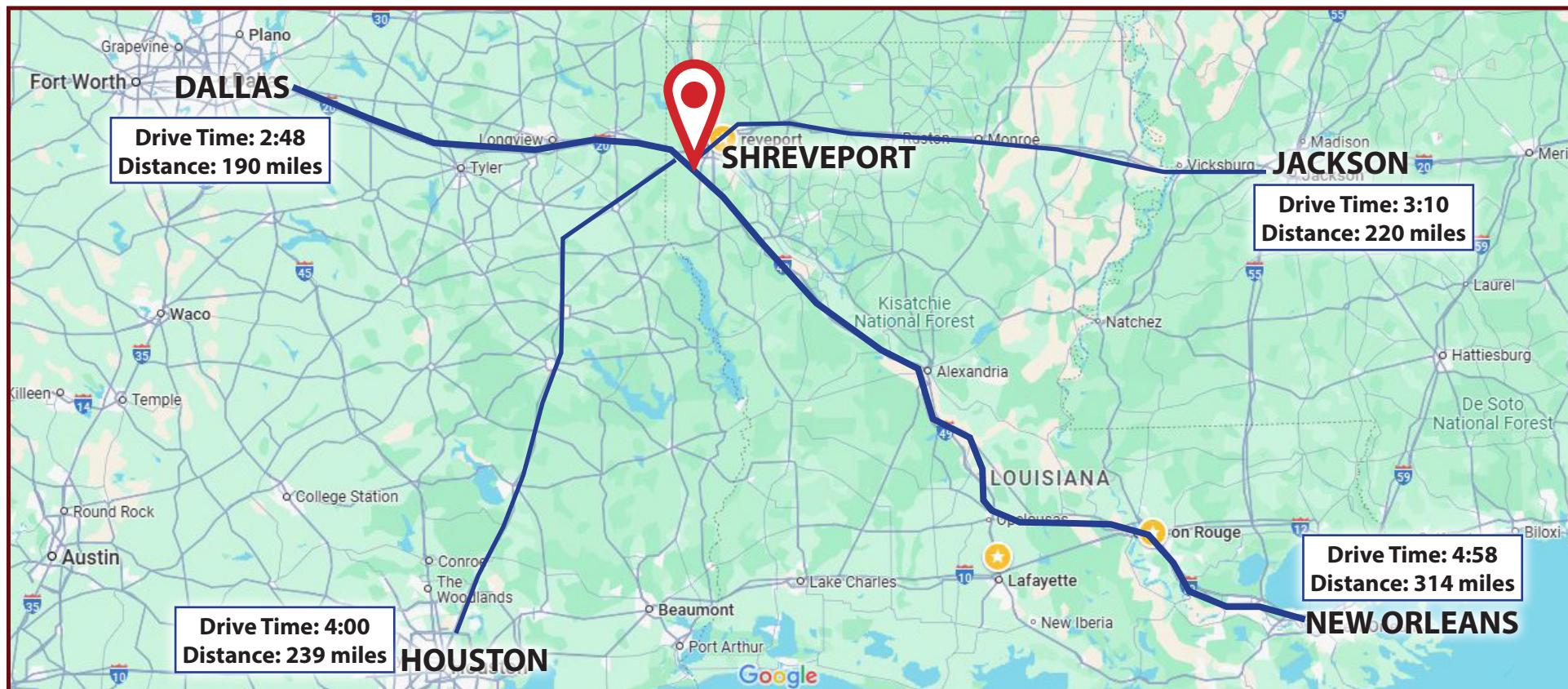
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SHREVEPORT CONNECTIVITY

Shreveport boasts excellent connectivity to other regional hubs, including Dallas, Houston and New Orleans. Situated in the northwest part of Louisiana, Shreveport benefits from its location on the intersection of I-20 and I-29, facilitating efficient transportation of goods and services. These transportation links play a vital role in attracting businesses and investors to the area, fostering regional trade and enhancing Shreveport's prominence as a gateway to the broader market.



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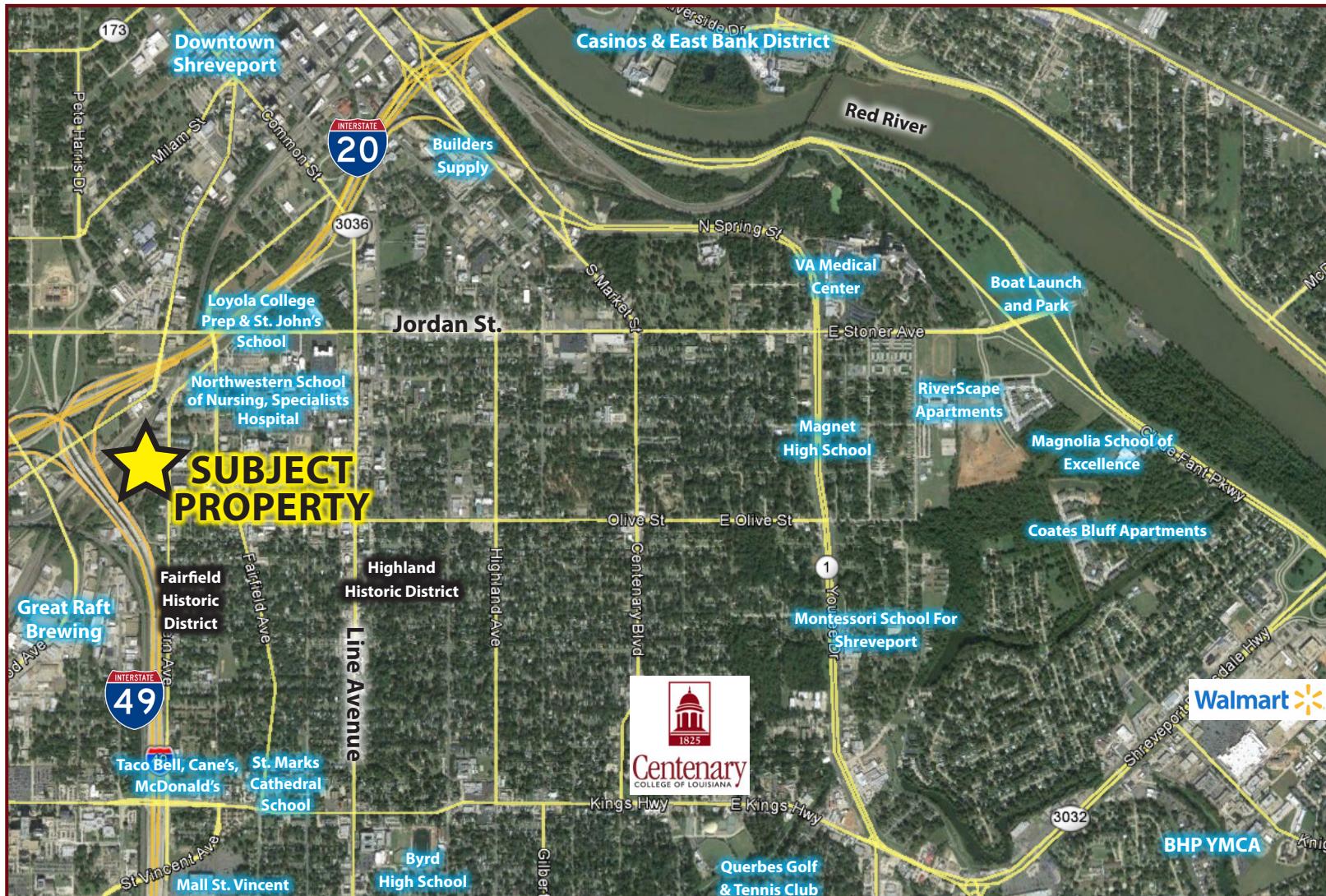
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