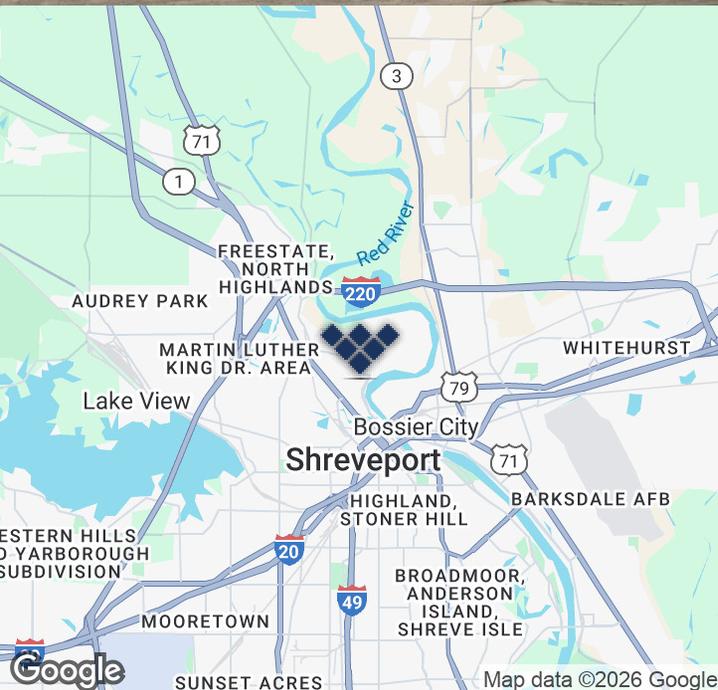




1016 Jack Wells
Boulevard
4,000 SF

Jackson B. Wheless
Direct 318.698.1113
Mobile 318.344.7384
JacksonW@Sealynet.com

Sealy Real Estate Services
333 Texas Street, Suite 1050
Shreveport, LA 71101
318.222.8700
www.sealynet.com



Offering Summary

Lease Rate:	\$6.00 SF/yr (MG)
Total Building Size / Available SF:	28,000 SF / 4,000 SF Available

Property Overview

The property contains approximately 4,000 SF in total. The front portion includes 650 +/- SF of office/showroom space, along with two restrooms. The remaining 3,350 +/- SF consists of functional warehouse space equipped with two dock-high loading doors, providing efficient loading and distribution capability.

Location Overview

The property sits between Airport Dr. and Grimmert Dr., with close proximity to N Market St. (Hwy 1), providing efficient north-south connectivity. Interstate 220 and Interstate 49 are minutes away, allowing quick regional access, while Downtown Shreveport and Interstate 20 are easily reached for distribution, workforce access, and business services

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