



**SEALY &  
COMPANY**

6890 West Bert Kouns Industrial Loop  
Shreveport, LA 71129

**Industrial  
Property For  
Sale & Lease**



### Offering Summary

Sale Price:	\$1,400,000
Lease Rate:	\$12,000.00 per month (NNN)
Building Size:	7,200 SF
Lot Size:	4.68 Acres
Zoning:	I-1

### Property Overview

The industrial building, formerly occupied by Penske Truck, is available for sale or lease. Located on Bert Kouns Ind. Loop, approximately 1 mile south of its intersection with I-20. Conveniently located, highly visible, and easy access to major interstate systems.

Building contains 7,200+/- square feet: 1,368 sf office; 3,138 sf shop; 1,332 sf covered parking (west side); and 1,356 sf wash bay (east side). Approximately 4.68 acres, fenced, all hard surface and/or stabilized yard.

Shop has 15'6" eave height; four 14' x 14' Grade Level doors (2 drive thru truck bays); walls insulated with half-wall wood wainscot. The shop also has two offices, a breakroom, and a restroom. The office has an open reception, two private offices, and a restroom.

**Sealy Real Estate Services**  
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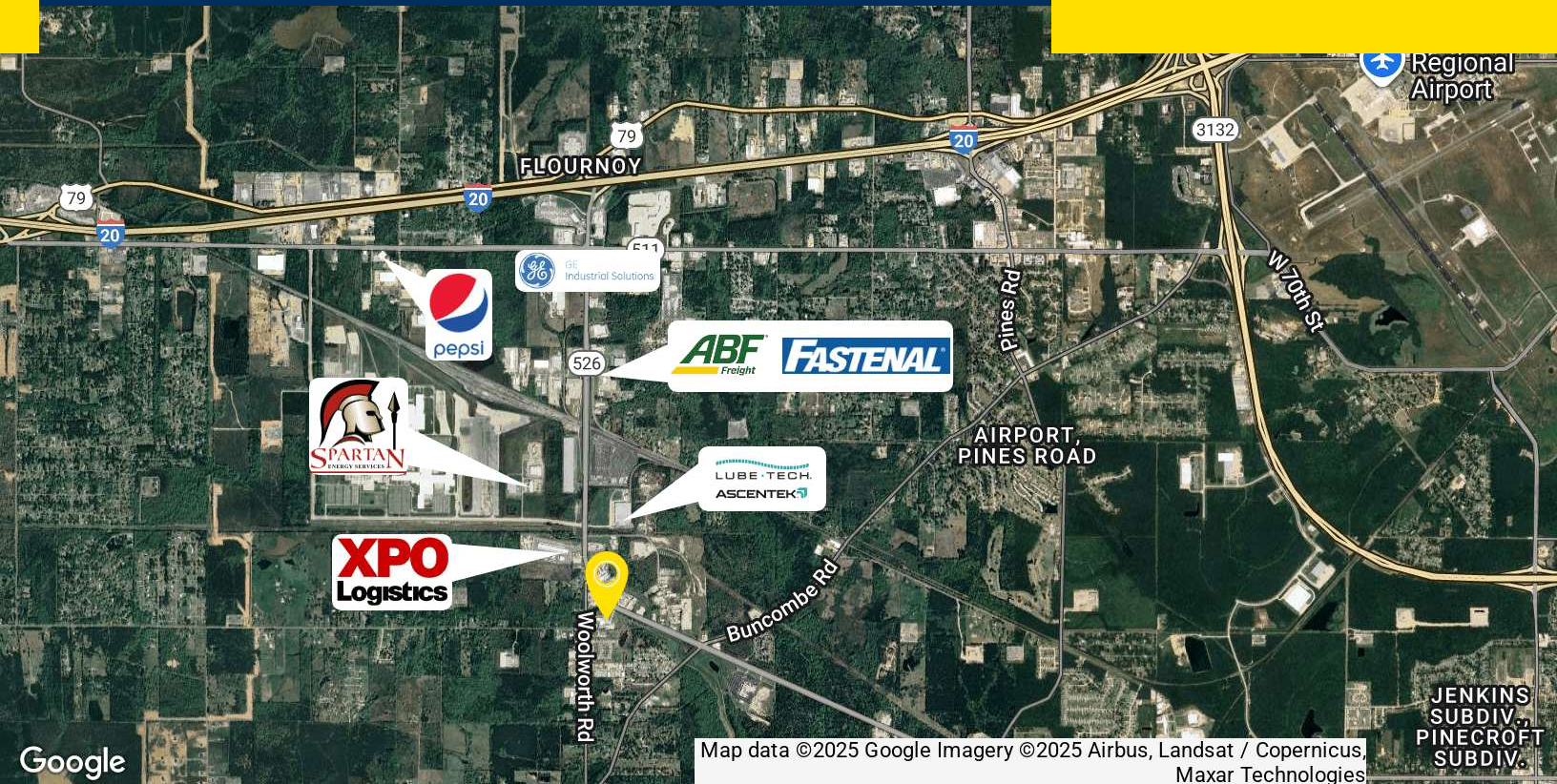




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