

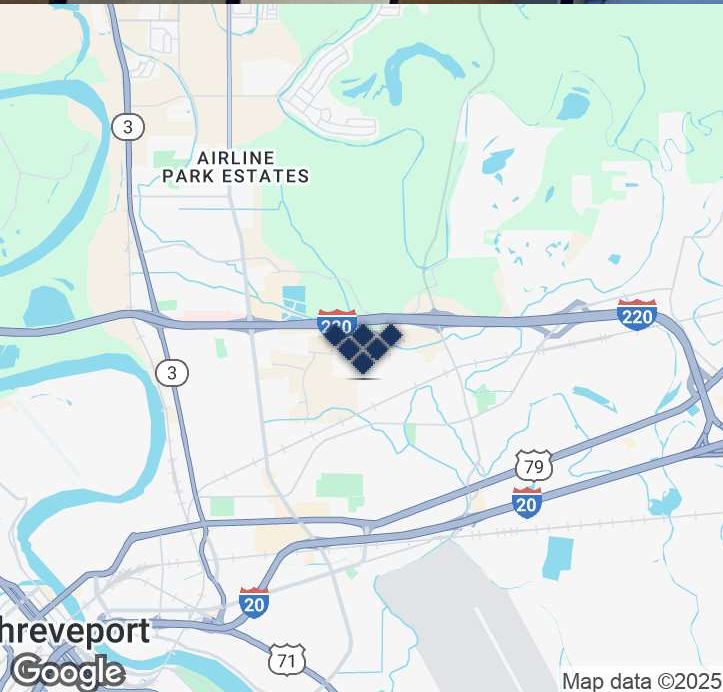


**4671 and 4675 Marlena  
5,550 SF Available**

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### Offering Summary

Lease Rate:	\$2,898.00 – 4,557.00 per month (MG)
Total SF:	5,550 SF
Number of Units/Available:	10 Total / 2 Available

### Location Overview

Located less than a mile from Interstate I-220 and under five miles from Interstate I-20, this industrial property in Bossier City, LA, offers unparalleled accessibility for businesses. Its strategic location ensures swift transportation connections, facilitating efficient distribution networks and easy access to regional markets. With its proximity to these key interstates, this property provides an ideal hub for a variety of operations, maximizing convenience and connectivity for businesses.





### Property Description

Office/service/warehouse spaces in brand new development (built 2023). There are 10 individual spaces ranging from 2,013 square feet to 3,528 square feet. Each suite has an office area consisting of a reception, one private office, a restroom, and a kitchenette. The warehouse area has 18' sidewalls with one 12' x 14' overhead door, 18' clear height (rear of space) to 22' clear height (front), and LED lighting throughout the suite. Tenant pays utilities (electric, phone, internet), and janitorial. Water and city trash bin included in rent. Please contact the agent for more information about this listing.

Building Name	4671 and 4675 Marlena
Property Type	Industrial
Property Subtype	Flex Space
APN	163342
Building Size	26,186 SF
Lot Size	4+ Acres
Number of Floors	1





**Lease Information**

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,022 – 3,528 SF	Lease Rate:	\$2,898.00 – \$4,557.00 per month

**Available Spaces**

	<b>Suite</b>	<b>Tenant</b>	<b>Total Size (SF)</b>	<b>Lease Type</b>	<b>Lease Rate</b>
■	104	Available	3,528 SF	Modified Gross	\$4,557 per month
■	501	Available	2,022 SF	Modified Gross	\$2,898 per month



