



Land Size
2.5 acres



NOI
\$88,194



2 Buildings

- > Ideal Facility for a Wide Variety of Transportation, Equipment and Outside Storage Uses (IOS)
- > Great opportunity due to its unique location and access to labor
- > Industrial space with drive-in bays, stabilized land, fencing and security
- > Located in one of Louisiana's greatest industrial markets

For SALE

1333 North Market Street, Shreveport, LA

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9606 CAPITAL

Property Overview

9606

Address 1333 North Market Street, Shreveport, LA

Submarket Shreveport, Louisiana

County Caddo Parish

Land Size 2.5 Acres

Buildings 7,582 SF Brick Industrial Building
1,430 SF Metal Building

Property Type Industrial Outdoor Storage (IOS)
& Cross-Dock Facility

Zoning Industrial District

Surface Asphalt

Fenced Yes

NOI \$88,194



Tenant summary

- > Tenant YRC Freight
- > Address 1333 North Market Street, Shreveport, LA

Property summary

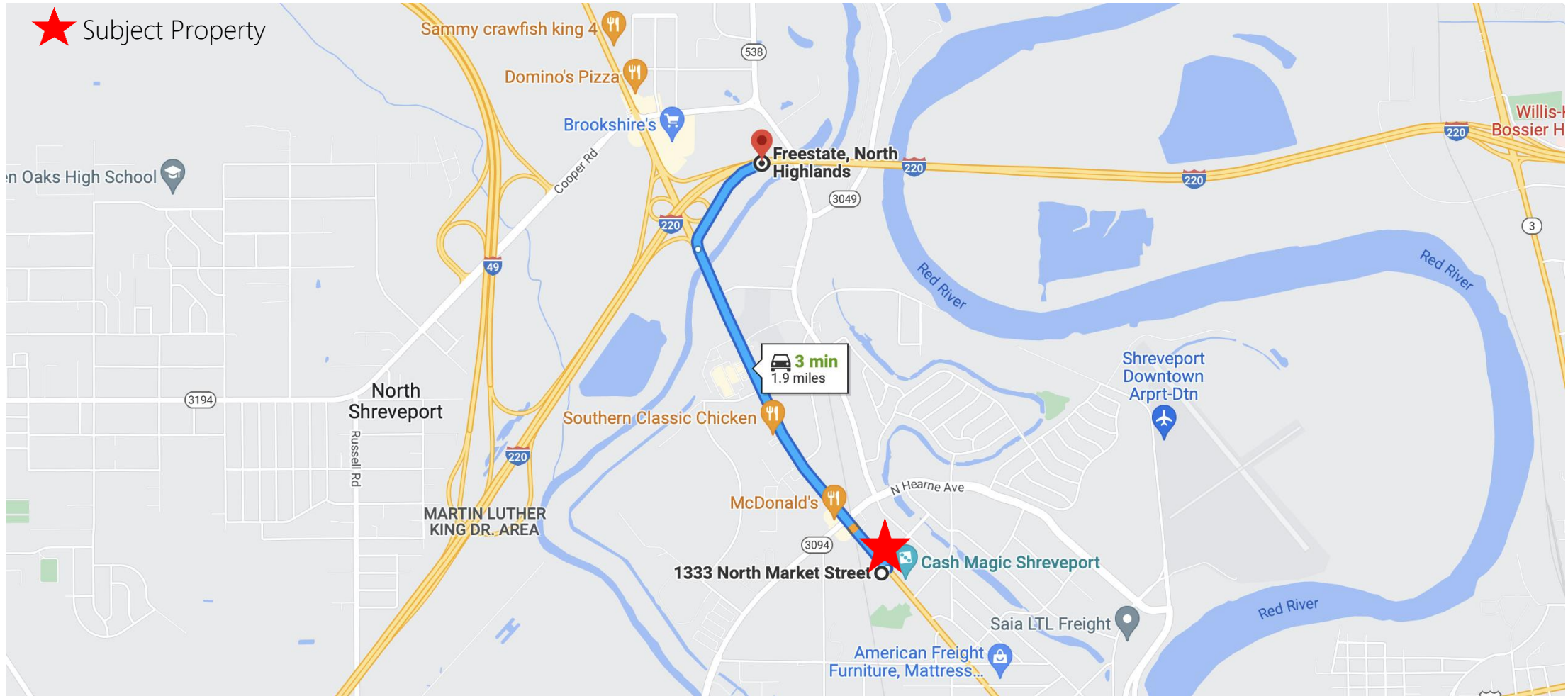
- > Property Type Industrial Cross-Dock Facility
- > Total Building SF 9,012
- > Acres 2.50
- > Lot Square Feet 08,900
- > FAR 6.96%

Lease summary

- > Lease Commencement 8/15/11
- > Lease Expiration 8/31/22
- > Options to Renew 1, 2-Year Option
- > Renewal Term Commencement 9/1/22
- > Renewal Term Expiration 8/31/24
- > Term Remaining 18 months
- > NOI \$88,164.96
- > Lease Type NNN

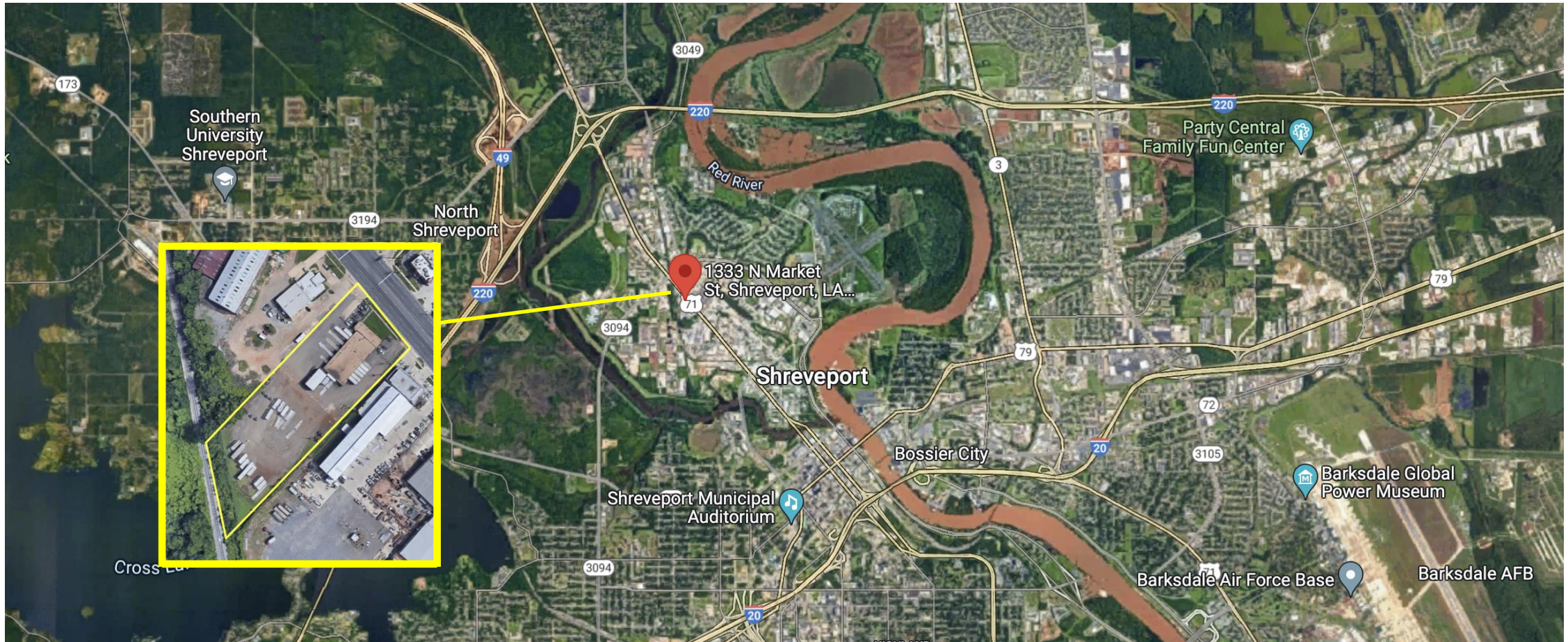
Location Overview

> Accessible Location: Direct access to US-71 and within a 3-min drive to I-220



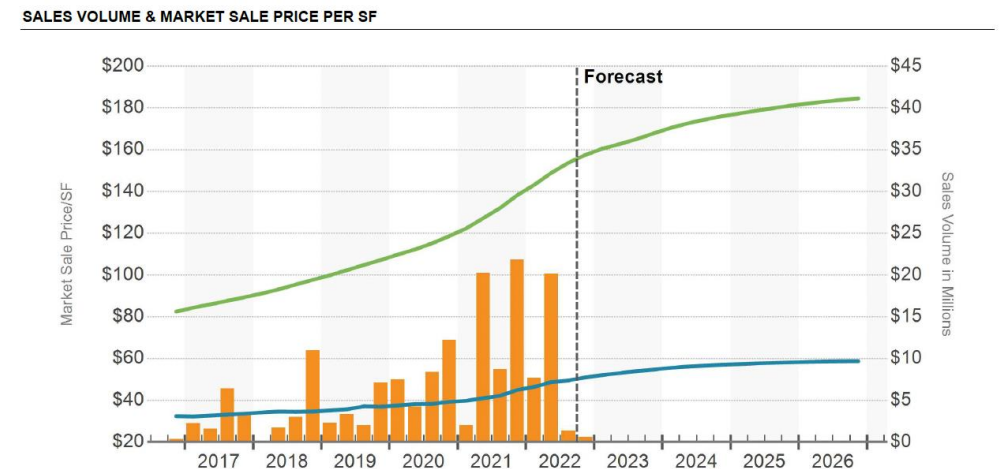
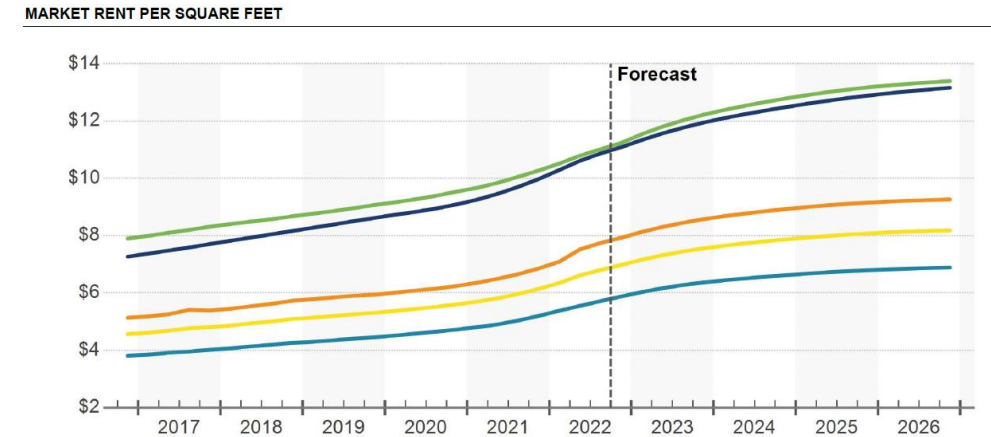
Location Overview

- > Strategic Location: Near 3 interstates and with direct access to a US Highway



8.7% Vacancy Rate	702K 12-Month SF Net Absorption	13.6% 12-Month Rent Growth
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- > Industrial rents in the Shreveport Market were rising at a 13.6% annual rate during the fourth quarter of 2022 and have posted an average annual gain of 8.3% over the past three years.
- > There is 3.4 million SF currently underway, representing the largest under construction pipeline in over three years.
- > Vacancies in the metro were below the 10-year average as of 2022 Q4, and trended down over the past four quarters.
- > Nonfarm payrolls were recently increasing at an annual rate of 3.8%, a gain of about 6,500 jobs, and the metro’s strongest rate of job creation in over a year.
- > That price/sf for Shreveport industrial assets has soared since last year, rising by more than 10%, and the price is a large discount relative to the average industrial price in the US. In fact, the Shreveport average market price is only a fraction of the U.S. average, leading to more and more owner-users to enter more inland markets such as this one, over the heavily sought-after coastal markets.



Sources: Shreveport CoStar Industrial Market Report November 2022



Every effort has been made to provide accurate information, but no liability is assumed for errors and omissions

Contact Us

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*9606 Capital is a signatory to the United-Nations-supported Principles for Responsible Investment

