Offering Summary

Sale Price:	$485,000
Lease Rate:	$6,500 Monthly (NNN)
Building Size:	16,800 SF
Lot Size:	1.3 Acres
Price / SF:	$28.87
Zoning:	I-2

Location Overview

This property has two industrial buildings totaling 16,800 square feet located on Airport Drive, just .5 miles north of downtown Shreveport, off of North Market (LA Hwy. 1). Subject is 1 mile from I-20 and Shreveport downtown airport, and less than 3 miles from I-220.

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SEALY & COMPANY

403 Airport Drive
Shreveport, LA 71107

Industrial
Property
For Sale & Lease

Building Name	Industrial Property Airport Drive
Property Type	Industrial
Property Subtype	Warehouse/Distribution
APN	181425042006100|2

The main building contains 14,400 square feet (120' x 120'). Within this area, 2,600 square feet includes three private offices, an open bullpen area with a sales counter, an open retail/sales lobby, and two restrooms. In the warehouse, the sidewall height is 16' and center is 18'. The warehouse has a demised area for parts, another area previously used for a workshop, and a restroom. There is one 12' x 14' grade level truck door on the rear of the building (the north side) which leads to the yard and to a separate, detached 2,400 square foot (40' x 60') shop/warehouse building.

The shop/warehouse building has open area with a 700 square foot office with a restroom. It has 16' sidewall height with two 14' x 14' cased openings facing the yard and the main building.

Attached to the main building, on its northeast corner, is a 5,400 square foot three-sided metal storage structure that is accessible through the yard.

The site is approximately 1.3 acres. Approximately 3/4 of the site is paved. The entire site is fenced, excluding the front customer parking lot.

- 14,400 SF main warehouse building
- 2,400 SF shop/warehouse
- 5,400 SF additional metal storage structure
- 12' x 14' grade-level truck door
- Fenced property
- 3/4 of the site paved
- Proximity to major transportation routes

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