



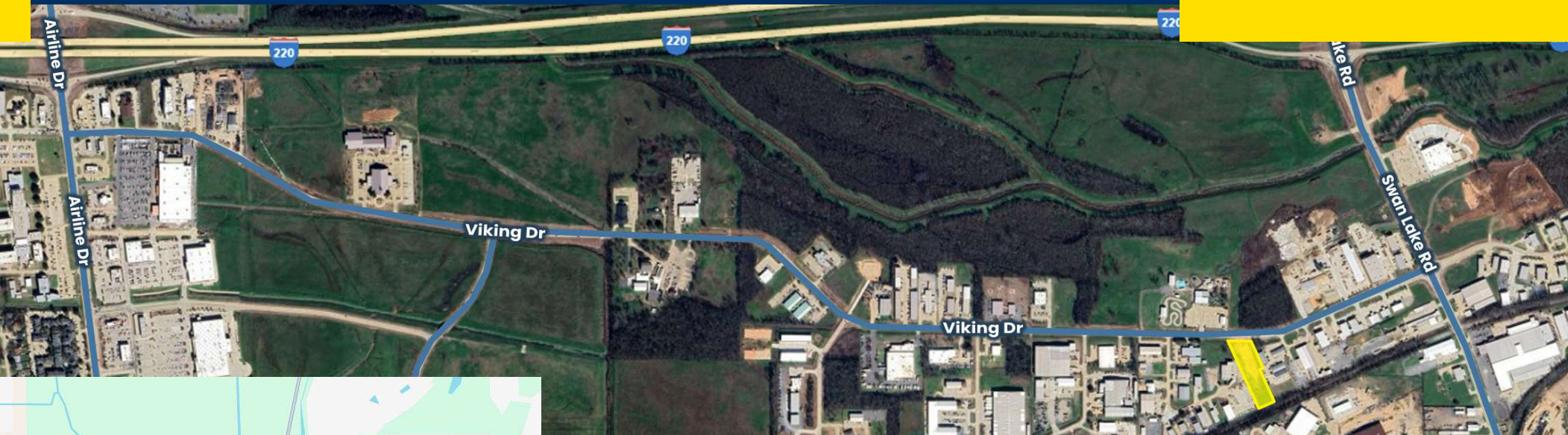
# Build to Suit Viking Drive

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### Offering Summary

Lease Rate (Type):	Negotiable (NNN)
Available Area:	1.65 AC

### Property Overview

This 1.65-acre rectangular site is ready for development and features approximately 150 feet of frontage on Viking Drive. Currently vacant, the owner is prepared to construct a custom industrial building tailored to a tenant's specifications. Rental terms will be based on total construction costs, with tenants responsible for property taxes, insurance, and maintenance. A minimum lease term of five years is required. Please contact agent for more information.

### Location Overview

Situated in North Bossier on Viking Drive between Swan Lake Road and Airline Drive, this property is ideally positioned in a thriving industrial area. It offers excellent connectivity, with I-220 just minutes away and I-20 nearby, providing convenient access to major transportation routes.