

### Offering Summary

Sale Price:	\$1,800,000 (\$225.00/SF)
Building Size:	8,000 SF
Lot Size:	6.25 Acres

### Location Overview

Located in Greenwood, Louisiana, this industrial site offers excellent accessibility to major transportation routes across Northwest Louisiana and East Texas. The property sits just 1.25 miles from Interstate 20, providing quick and convenient access for trucking and distribution needs. It is 0.13 miles south from W 70th Street, minutes from Greenwood Road, and 8 miles from the I-220 and I-20 interchange — a key connection point for regional travel. Shreveport Regional Airport is also within easy reach, located ten minutes from the site. This strategic location positions the property to efficiently serve local, regional, and interstate operations.

Building Name	Industrial Yard in Greenwood
Property Type	Industrial
Property Subtype	Flex Space
Building Size	8,000 SF
Lot Size	6.25 Acres

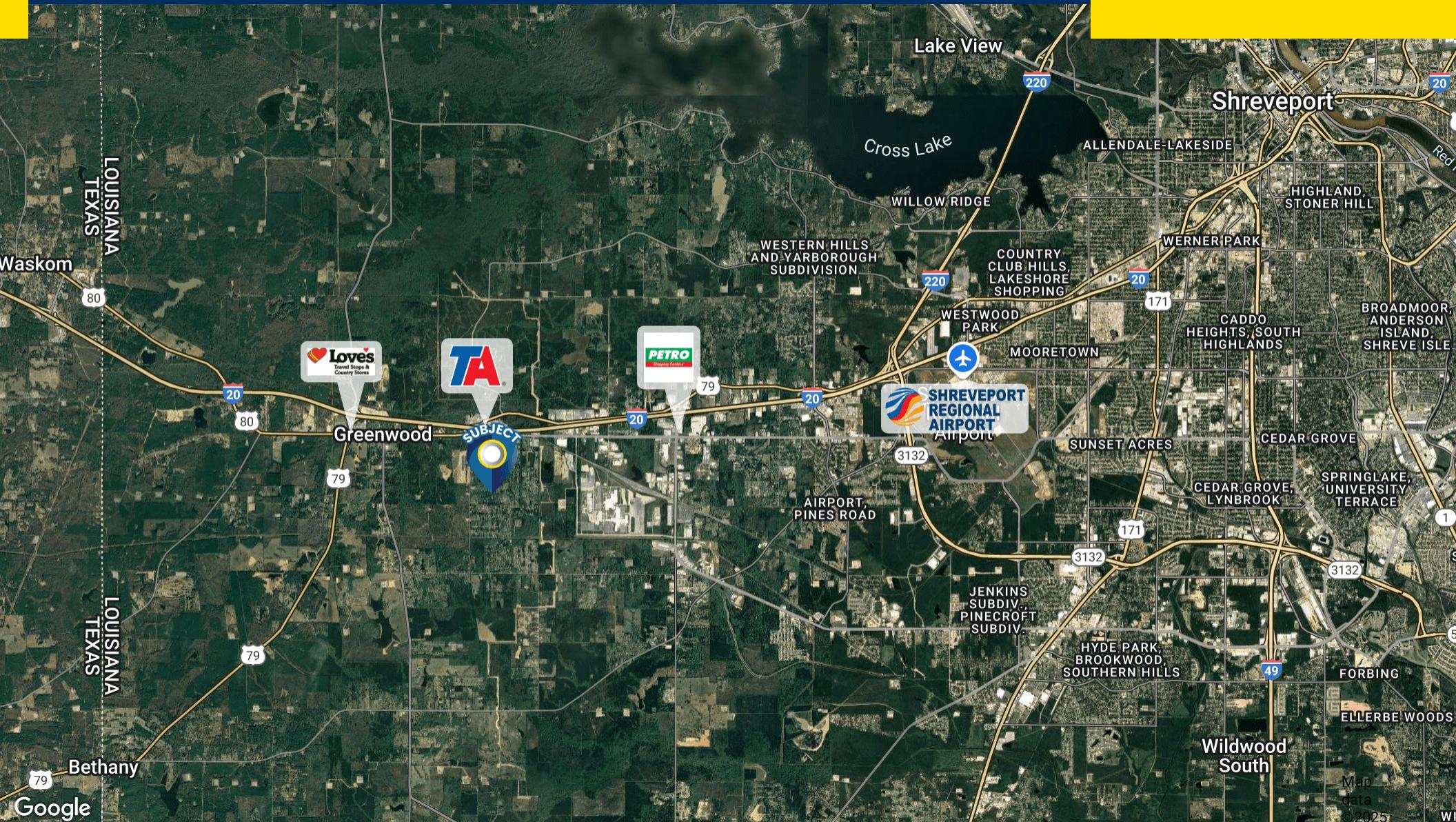
This 6.23-acre industrial yard in Greenwood, Louisiana, offers 10,000 square feet under roof, making it ideal for trucking, equipment storage, or industrial operations. The property features an 8,000-square-foot shop and office building, with 1,200 square feet of office space and 6,800 square feet of shop area.

The shop is well-equipped with three 16' x 14' roll-up doors on the west wall and two 16' x 14' roll-up doors on the east wall, providing excellent accessibility. Two of the doors are pass-through, allowing for seamless vehicle movement. Three of the doors are electric, while two are manual for added flexibility. Inside, the shop features plywood wrapping along the bottom 8 feet of the interior walls, providing a clean and durable way to secure tools, equipment, and workbenches. A small water drain inside the shop allows for easy cleaning and maintenance.

Additional features include 10-foot overhangs on both the east and west sides, offering covered workspace, and a 30' x 110' drive-thru open-air section, ideal for staging vehicles or equipment. The entire 6.23-acre yard is stabilized with rock, making it well-suited for trucking, equipment storage, or industrial use.



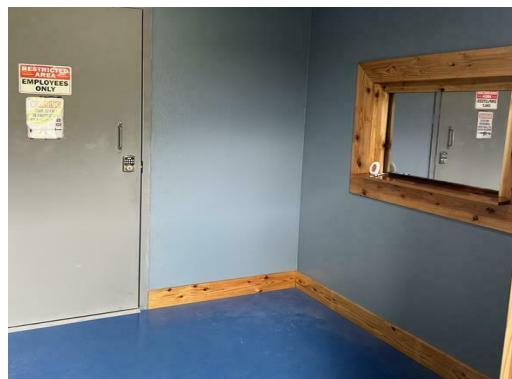
- 8,000 SF industrial/flex space
- Highly desirable Greenwood location
- Modern and well-maintained building
- Spacious and versatile interior layout
- Ample parking for employees and visitors
- Easy access to major transportation routes



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