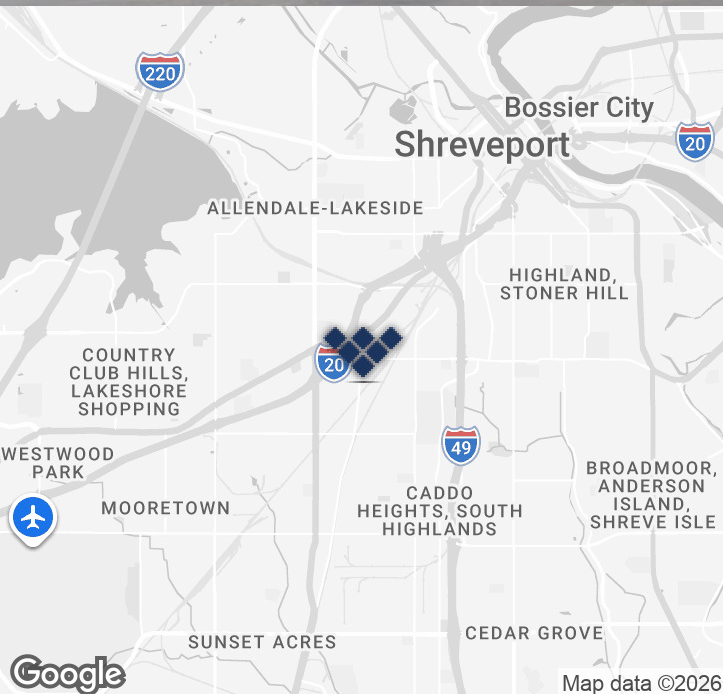




Offering Summary

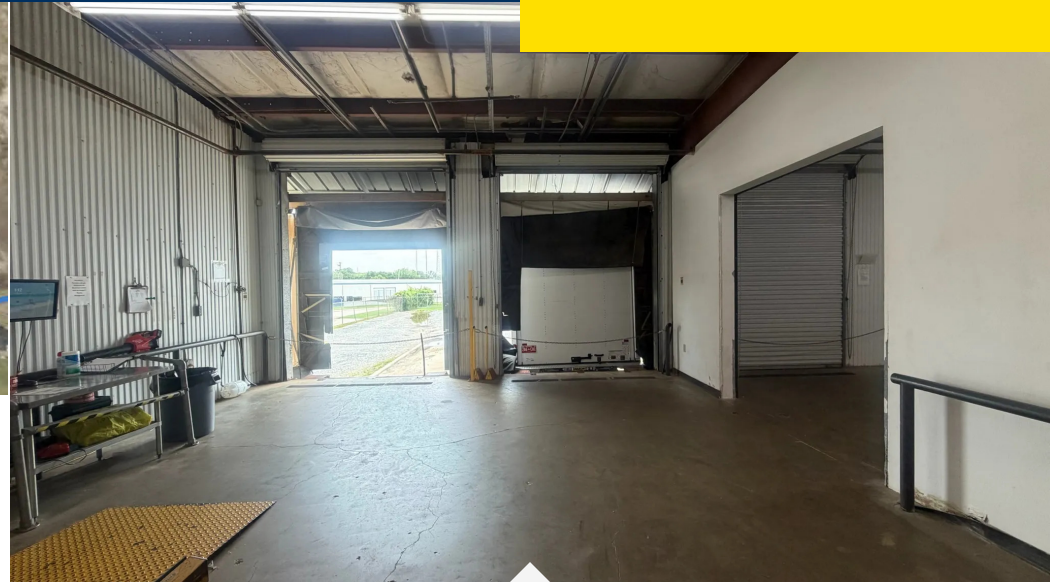
Sale Price:	\$1,295,000
Building Size:	31,713 SF
Lot Size:	1.48 Acres
Price / SF:	\$40.83
Zoning:	I-1

Location Overview

Located on Mansfield Road, the property offers access to major transportation routes throughout the Shreveport Bossier market. The site is approximately ±1.5 miles from I-20, ±3.5 miles from I-49, and ±2 miles from Downtown Shreveport.



Industrial property consisting of a $\pm 31,713$ SF building situated on ± 1.48 acres along Mansfield Road in Shreveport. The facility is suited for manufacturing, warehousing, distribution, or industrial service operations and includes outdoor storage or operational yard area. Its location along one of Shreveport's primary commercial and industrial corridors provides visibility for a variety of industrial users.



- $\pm 31,713$ SF industrial building
- ± 1.48 -acre site
- Outdoor storage or operational yard area
- Suitable for manufacturing, warehousing, distribution, or industrial service operations
- Frontage on Mansfield Road
- Visibility along a primary commercial and industrial corridor
- ± 1.5 miles from I-20
- ± 3.5 miles from I-49
- ± 2 miles from Downtown Shreveport
- Not offered for sale to industrial linen services; all laundry equipment will be removed from premises before sale.





