



**1830 North Pine  
Street - SALE/LEASE  
36,850 SF**

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|                  |                        |
|------------------|------------------------|
| Property Type    | Industrial             |
| Property Subtype | Warehouse/Distribution |
| Building Size    | 36,850 SF              |
| Lot Size         | 11.5 Acres             |
| Sale Price       | \$550,000              |
| Price/SF         | \$14.93                |
| Lease Rate/Type  | \$2.00/SF/YR (NNN)     |

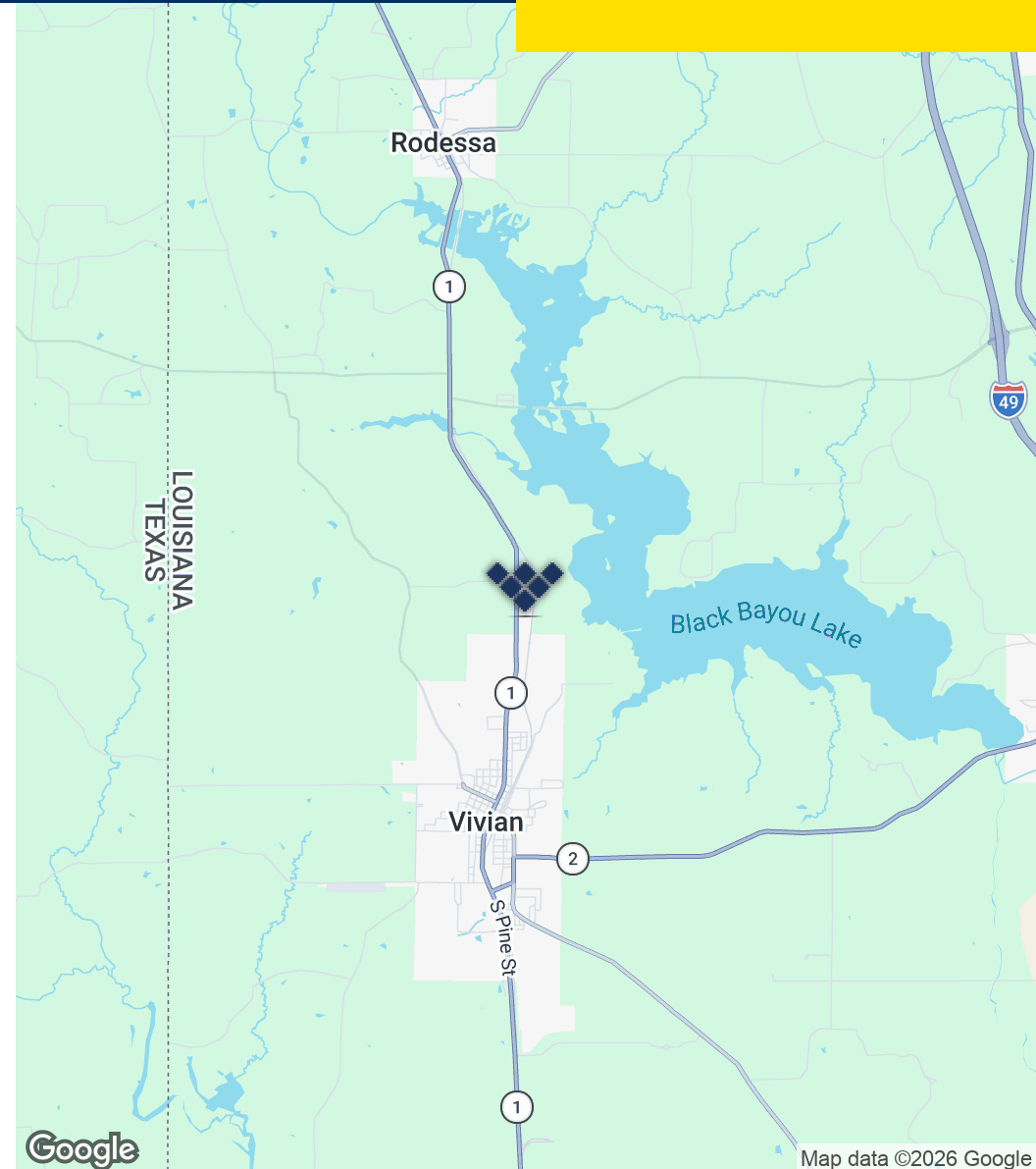
36,850 SF industrial facility situated on 11.5 acres in Vivian, located within the Caddo Parish industrial cluster near LA-1.

The property features a functional 13.7-foot sidewall height and 15.5-foot center height, along with ample yard space suitable for equipment storage or future expansion.

The approximately 2,765 SF office area includes multiple private offices, a conference room, reception area, break areas, and restrooms.

The warehouse/shop offers efficient circulation with large east and west side access openings, two truck doors (one grade-level and one dock-high with canopy), fully sprinkled interiors, LED lighting, strong utility access, and multiple heaters and ventilation fans.

The flexible layout supports manufacturing, storage, or distribution uses in a convenient North Caddo location.





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