



# Shed Road Retail - Commercial Suites **NEWLY RENOVATED**

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### Offering Summary

Lease Rate:	\$16.50 SF/yr (MG)
Building Size:	3,600 SF
Available SF:	1,800 SF
Lot Size:	1.76 Acres
Number of Units:	2
Zoning:	B-3

### Property Overview

Two 1,800 square foot retail/commercial suites available. All suites are newly renovated and mainly open floor plans. Great access and visibility. Tenant responsible for utilities. The property is in the heart of Bossier City's Industrial District on Shed Road between Swan Lake Road and I-220. It's ideally located less than one mile from I-220 and less than four miles from I-20.





### Lease Information

Lease Type:	MG
Total Space:	1,800–3,600 SF

Lease Term:	Negotiable
Lease Rate:	\$16.50 SF/yr

### Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ Suite 100	Available	1,800 SF	Modified Gross	\$16.50 SF/yr	Open retail space. Two restrooms.
■ Suite 300	Available	1,800 SF	Modified Gross	\$16.50 SF/yr	Open retail space. One restroom.





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