

Industrial Building for Lease

1802 Southern Ave

SHREVEPORT, LA 71101



HIGHLIGHTS

New Roof

All roofs were replaced in 2022.

Additional 1.17 acre lot

The 1.17-acre lot has been fully cleared by the current owner.

Prime Urban Location

Located South of downtown Shreveport, the property is adjacent to the Union Pacific Railway. Union Pacific is the largest railroad in North America and spans 23 states across two-thirds of the United States.

Strategic Logistics Connectivity

Situated within a mile of I-20, the property benefits from enhanced regional connectivity. The I-20 expressway spans more than 1,500 miles, linking South Carolina to Texas.

Vast Nearby Customer Base

With more than 44,600 households within a 10-minute drive and nearly 59,000 households within a five-mile radius of the property, businesses have access to an expansive pool of clientele.

BUILDING SUMMARY

Asking Rent	\$4.25/SF
--------------------	-----------

Total Acres	3.04
--------------------	------

FAR	.26
------------	-----

Building Square Footage	34,308 SF
--------------------------------	-----------

Year Built	1975
-------------------	------

Use	Warehouse
------------	-----------

CONTACT US

C. ROSS WOOD
Net Lease Advisor
404.551.2028
rwood@thenetleasegroup.com

PHILIP WICKSTROM
Managing Principal
404.551.2226

pwickstrom@thenetleasegroup.com

G. ARCHER FRIERSON, III CCIM, SIOR
Managing Director
318.222.2244
gfrierson@vintagerealty.com

Industrial Building for Lease

1802 Southern Ave

SHREVEPORT, LA 71101



DEMOGRAPHICS

5 -Miles



POPULATION

138,355



MEDIAN HOME VALUE

\$157,474



MEDIAN AGE

37.0



MEDIAN HOUSEHOLD SIZE

2.3

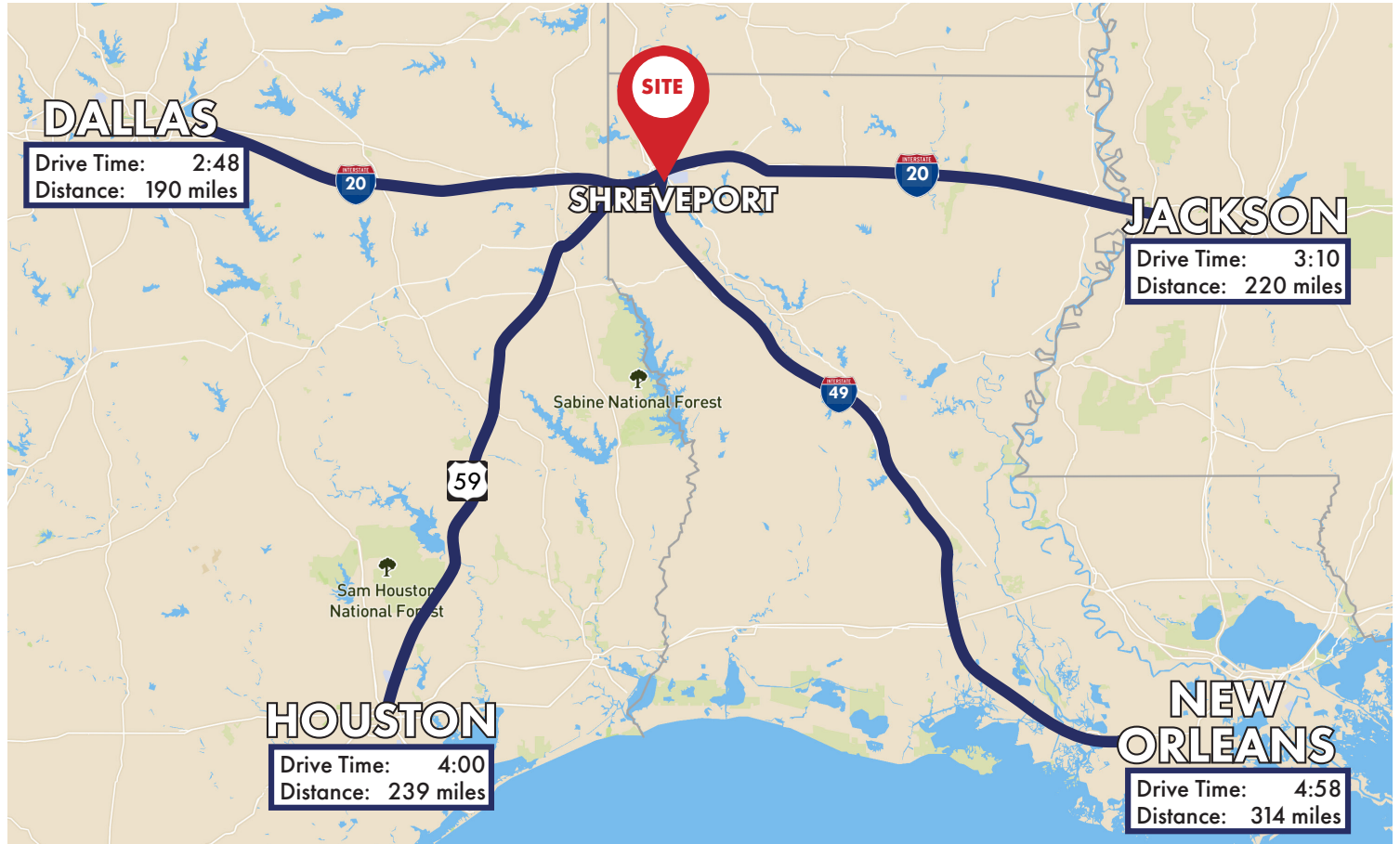


TOTAL BUSINESSES

8,215

SHREVEPORT CONNECTIVITY

Shreveport boasts excellent connectivity to other regional hubs, including Dallas, Houston, and New Orleans. Situated in the northwest part of Louisiana, Shreveport benefits from its location on the intersection of I-20 and I-49, facilitating efficient transportation of goods and services. These transportation links play a vital role in attracting businesses and investors to the area, fostering regional trade, and enhancing Shreveport's prominence as a gateway to the broader market.



C. ROSS WOOD
Net Lease Advisor
404.551.2028
rwood@thenetleasegroup.com

PHILIP WICKSTROM
Managing Principal
404.551.2226
pwickstrom@thenetleasegroup.com

G. ARCHER FRIERSON, III CCIM, SIOR
Managing Director
318.222.2244
gfrierson@vintagerealty.com

www.thenetleasegroup.com
info@thenetleasegroup.com