



PROPERTY FOR LEASE

2001 Kings Highway Shreveport, Louisiana

31,711 SF of Building

106,940 SF of Land

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Kings Highway View

2001 Kings Highway, Shreveport, Louisiana consists of a 31,711 SF state-of-the-art bio manufacturing facility situated on a 2.46 acre (106,940 SF) of land. The building was completed in December 2001 as a monoclonal antibody and buffer prep manufacturing facility to produce medical diagnostic kits. It features a clear ceiling height of 24 feet, 7,500 SF of clean room area, 1,200 SF quality control area, including a BL3 laboratory, roughly 5,500 SF of warehouse, shipping and loading dock space, a 2,000 SF lounge/training area, administrative/office space, 650 square feet of cold storage and roughly 1,500 SF of kit assembly and packing area.

There are two (2) dock doors which service an exterior covered loading dock with three (3) bays, 40 parking spaces, and the site improvements include concrete paved drives, loading and parking areas, curbing, signage, landscaping, and exterior lighting. The property is zoned IC - Institutional Campus district, it is in flood zone X (FEMA Map 22017C0457H dated May 19, 2014) which are areas determined to be outside the 500-year flood plain, and there is additional land available.

Features in the property include:

- Clean Room - 7,500 SF - The clean room area is designed as class 100,000 with class 10,000 air shower hoods in two of the clean rooms and a filling/capping/labeling line with a laminar flow air shower hood. The MAR/New Jersey Machine/CLI filling line is capable of filling and labeling multiple bottle sizes. Included in the cleanroom area is a buffer production area with a 3,000L tank and a 1,000L tank.
- Cold Storage - 650 SF - The cold storage room has a stainless-steel interior and a redundant cooling system.
- A CIP skid services the buffer tanks, filling system and RODI system. The cleaning area has a Steris glass washer and autoclave, with a Steris dry autoclave adjacent to the loading dock for sterilizing waste material prior to discard. The facility has a closed loop stainless steel RODI system with a 7,500L tank.
- The cleanroom areas and quality control areas are IT enabled.
- There is a mechanical mezzanine over the entire cleanroom area allowing full access to all ductwork without disrupting cleanroom operations. There is a dust collector system that serves the mixing and prep rooms in the buffer area. Custom ISM air handlers serve the cleanroom areas.
- The administrative area includes private offices, an open office area, lobby and reception area, conference room, copy room A/V store file room, document file room security office, lounge/training area, restrooms and locker rooms, etc.
- The entire facility is proximity card reader controlled with a security station that monitors cameras located all around the building. The building has an emergency back-up generator to support critical functions.
- The lab/clean room space features full mechanical mezzanines allowing access to all ductwork without disrupting the cleanroom operations or integrity.



South Side - Dock Area



2001 Kings Highway is located on the south side of Kings Highway, just east of Mansfield Road, within a centralized sector of the city of Shreveport. The property is situated east of Interstate -20 and west of Interstate-49, west of the LSU Medical Center. 2001 Kings Highway is located within InterTech Science Park which is owned by a non-profit and includes approximately an 800-acre technology industrial park. This location provides access to university core labs and features various bioscience, pharmaceutical and related properties.

The subject has a fully equipped laboratory and manufacturing facility with tissue culture production suites, buffer production, aseptic fill/finish, QC laboratory with environmental product control, BL3 lab with vented biosafety cabinet, kit assembly, warehousing, and shipping/receiving areas with loading bays. Attractive vaulted ceiling administrative space with perimeter offices, central prewired carrels space, secure file storage, large dining/training area, and kitchen.

Specifics related to the cGMP cleanroom production BSCs

- Six cleanroom production suites with dedicated BSCs
- Purification and conjugation suite
- QC laboratory with BSC
- Metal casework with epoxy tops throughout
- BL3 laboratory area with independent, single-pass air handler and vented BSCs
- Buffer preparatory lab with 2700 and 1200 liter 316L SS buffer production tanks
- Fill/label equipment with buffer & conjugate filling unit, bottle cleaner, accumulator tables, and conveyor line (direct food from buffer production tanks)
- Steris autoclave made of 316L SS, 24 ft³, with cGMP controls
- Steris glassware washer made of 316L SS, 24 ft³, with cGMP controls
- Steris autoclave in shipping/receiving area for decontamination and disposal purposes
- MECO USP purified water system with 316L SS loop (validated distribution loop for WFI upgrade)
- Clean steam generator fed from USP system



Cold Storage Room

CONSTRUCTION DETAIL

Basic Construction:	Masonry
Foundation:	Reinforced concrete slab
Framing:	Structural steel with masonry and concrete encasement
Floors:	Concrete slab
Exterior Walls:	Brick veneer
Roof Type:	Flat with parapet walls; insulated metal deck (portions feature pitched, glassed panels)
Roof Cover:	Sealed membrane
Windows:	Thermal windows in aluminum frames
Pedestrian Doors:	Glass, wood, and metal

MECHANICAL DETAIL

Heat Source:	Gas
Heating System:	Central HVAC
Cooling:	Central HVAC
Cooling Equipment:	The cooling equipment is ground mounted. There is a central plant with redundant, 125-ton Trane chillers, and redundant gas-fired, hot water Aerco boilers. There are six air-handling units house in the enclosed mezzanine structure, with separate air handlers for manufacturing, administrative, shipping and receiving and the BL3 laboratory.
Plumbing:	The plumbing system is assumed to be adequate for the existing use and in compliance with local law and building codes.
Electrical Service:	The electrical system is assumed to be adequate for the existing use and in compliance with local law and building codes.
Electrical Metering:	The building has a master meter.
Emergency Power:	The building has a back-up generator.
Fire Protection:	100 percent sprinklered (ESFR)
Security:	Typical of product type/market area – this includes controlled card-key access, interior and exterior cameras and other features typical of the product type.



Mechanical Mezzanine

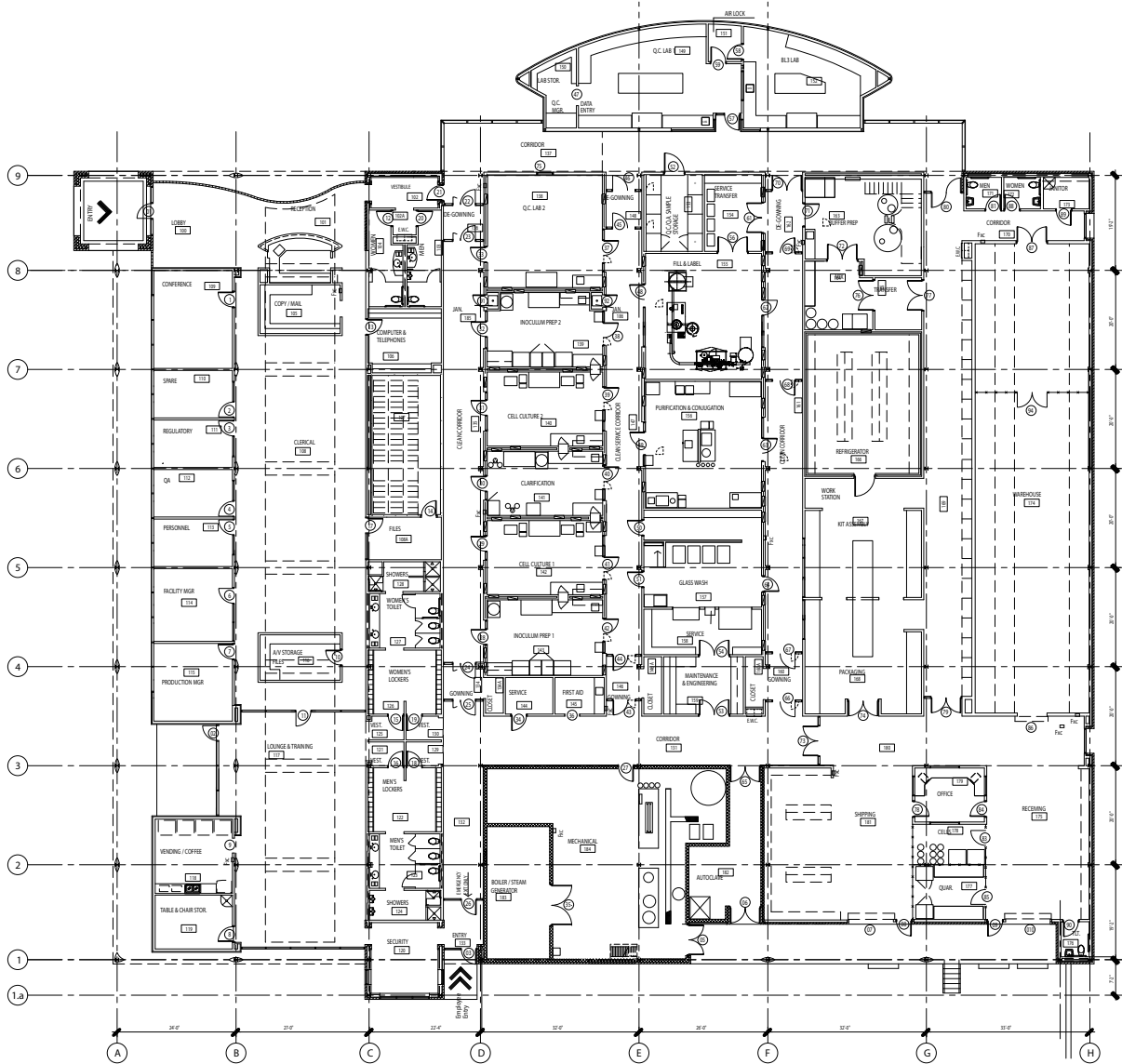
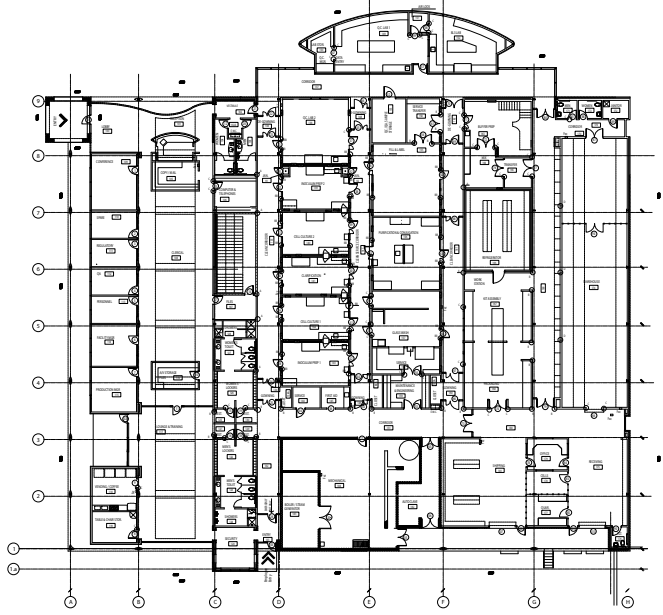
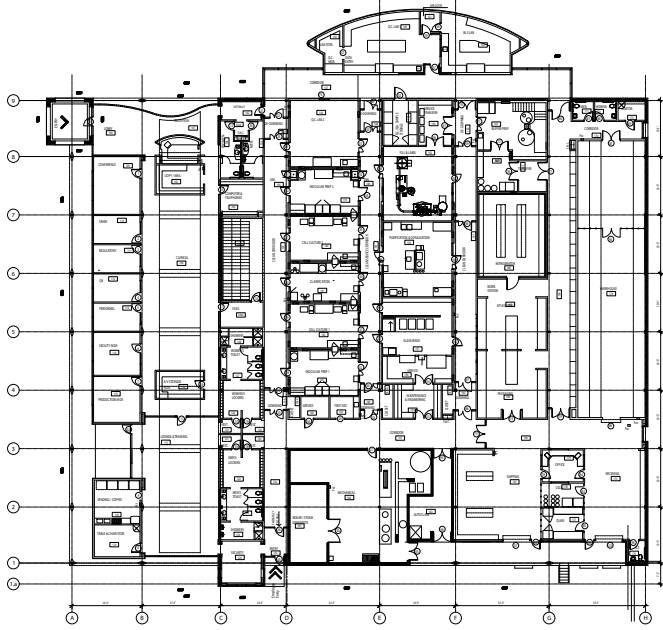


Clean Room

INTERIOR DETAIL

Floor Covering:	Carpet and tile, with epoxy floors in the manufacturing suites and sealed concrete in the warehouse/loading areas
Walls:	Textured, painted drywall partitions, with epoxy, chemical-resistant walls in the manufacturing suites
Ceilings:	Acoustical tile or drywall, with gasketed, cleanable ceiling tiles in the manufacturing suites and exposed metal roof deck in warehousing/loading areas
Lighting:	Fluorescent and/or LED
Restrooms:	The property features adequate restrooms for men and women.

FLOOR PLANS



AERIAL PHOTOS



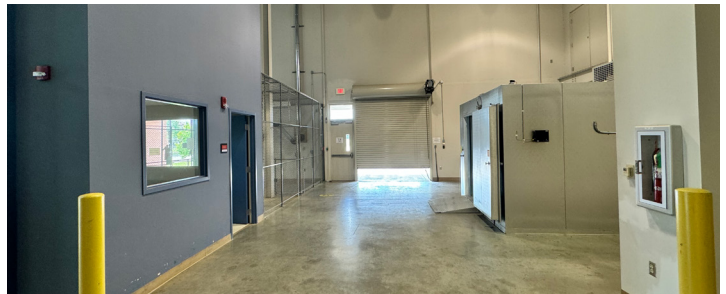
OFFICE AREA



LAB CLEAN AND ROOMS



WAREHOUSE AND SHIPPING



MECHANICAL



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