

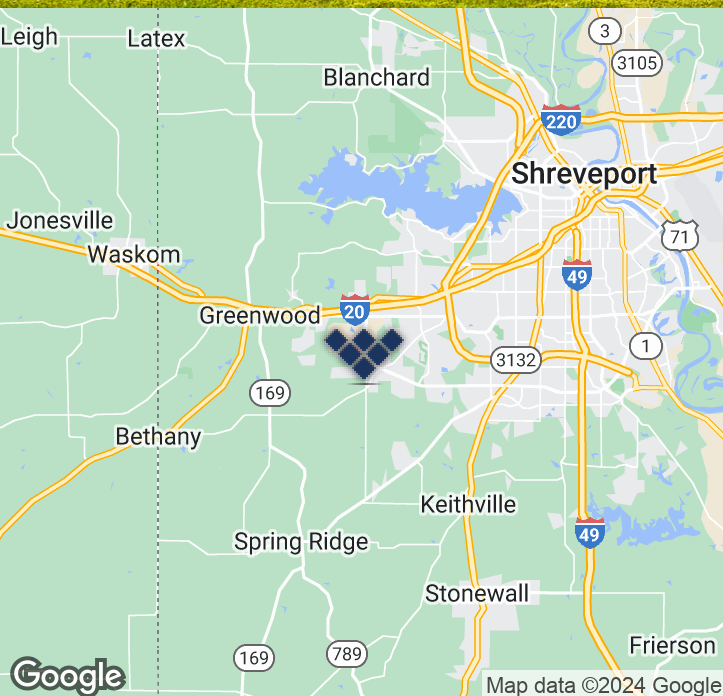


**6900 Woolworth Road
106,867 SF | 6 Buildings**

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Offering Summary

Sale Price:	\$2,950,000
Sale Price/SF:	\$27.60
Lease Rate:	\$2.90 SF/Yr (NNN)
Base Monthly Rent:	\$25,826
Total No. of Buildings:	6
Available SF:	106,867 SF
Lot Size:	14.78 Acres
Year Built:	2010
Zoning:	I-1
Submarket:	West Shreveport

The improvements total 106,867 square feet and consist of two separate buildings - a 104,267+/- square foot warehouse/distribution facility and a 2,600+/- square foot warehouse/maintenance building. The site contains 14.78+/- acres.

The main warehouse/distribution building is comprised of five separate buildings that are all connected for convenient accessibility and flow of work. The sixth building is a separate 2,600 square foot metal warehouse/maintenance building. The improvements were all constructed at different times, with different materials, and the construction dates range from 1975+/- (the original building) to 2010. Clear heights range from 16' to 30' depending upon the building. There are a total of five grade level doors and six dock doors.

Building 1 - 19,600 square feet; steel/metal construction; 16' clear height; 2 grade level doors and 3 dock doors (covered loading dock); constructed 1975+/-.

Building 2 - 11,175 square feet; steel/metal construction; clear height varies starting at 14'; 1 grade level door.

Building 3 - 43,000 square feet; concrete/tilt wall construction; 22' clear height; 1 grade level door.

Building 4 - 20,450 square feet; steel/metal construction; 30' clear height; sprinklered.

Building 5 - 10,042 square feet; steel/metal construction; clear height varies starting at 23'; 1 grade level door and 3 dock doors; constructed 2010+/-.

Building 6 - 2,600 square feet; steel metal construction; four 12' x 18' grade level truck doors (two on east side and two on west side); building located on the northeast corner of the property.

All square footages are estimated.



Location Snapshot

West Shreveport

Located near the west corner of West Bert Kouns Industrial Loop (Hwy 526) and on Woolworth Rd, the property is ideally situated within the heavy industrial manufacturing and distribution area of West Shreveport.

It's located less than three miles from I-20 and a fifteen-minute drive from Shreveport Regional Airport. It's approximately 1.5 miles south of the I-20/ Industrial Loop interchange and less than 10 miles from I-49 making it an ideal location for a distribution facility and other industrial uses.



9.0 miles

Shreveport Regional Airport



19.5 miles

The Port of Caddo-Bossier



Highways/Interstates



3 miles



5.08 miles

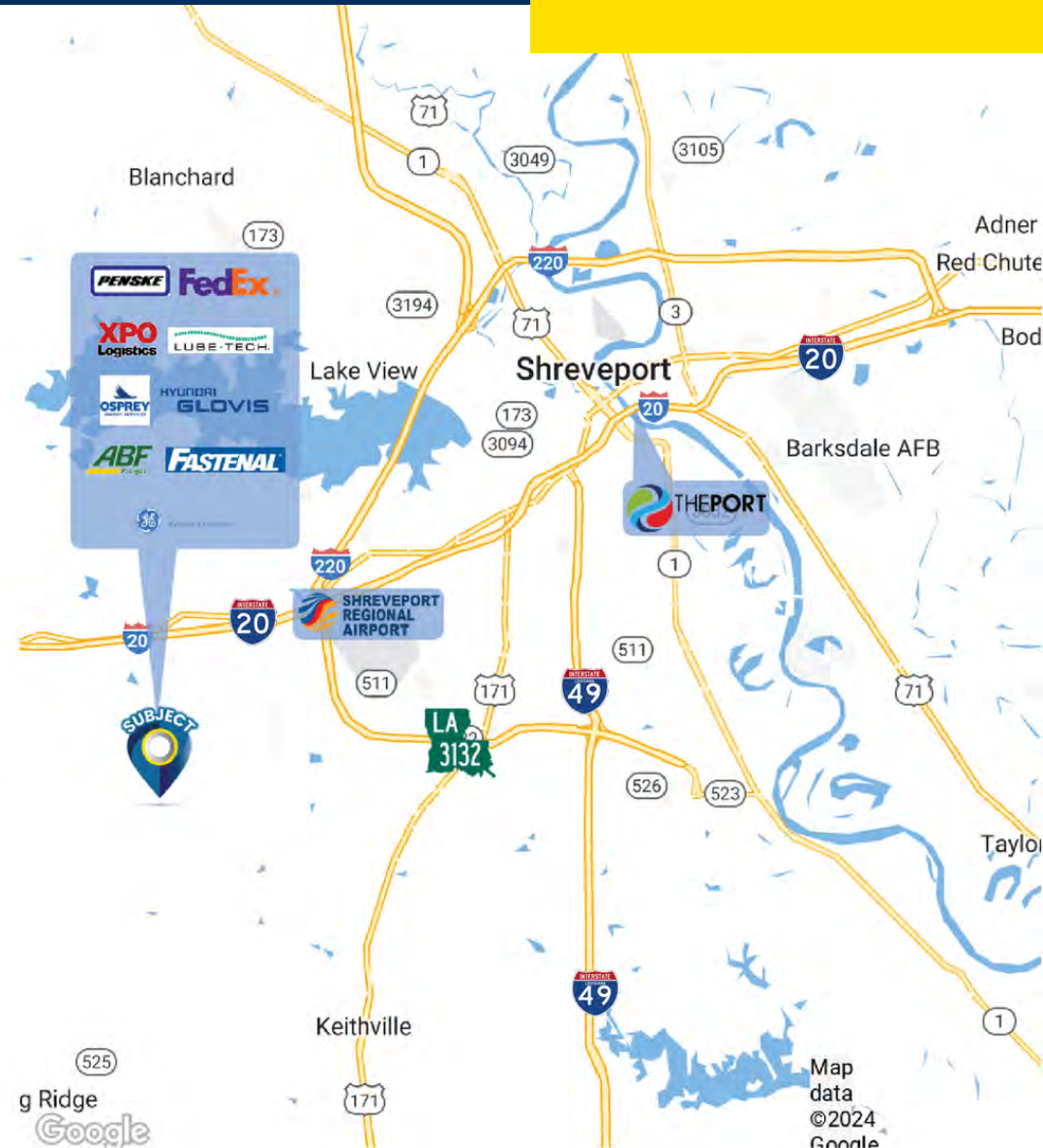


9.59 miles



11.86 miles

Texas-Louisiana State Line



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