



Sealy Real Estate Services

10096 Drag Strip Rd. Keithville, LA

Build-to-Suit | Industrial For Lease



**22,380 -37,220 SF
INDUSTRIAL BTS**

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Property Highlights

Ceiling Clear Height:
11 feet (proposed)

Loading Access:
Three grade-level doors and one dock-high door (door sizes range from 8x10 to 14x14 feet)

Office Buildout:
Approximately 2,000 SF in standard plans, customizable to tenant needs

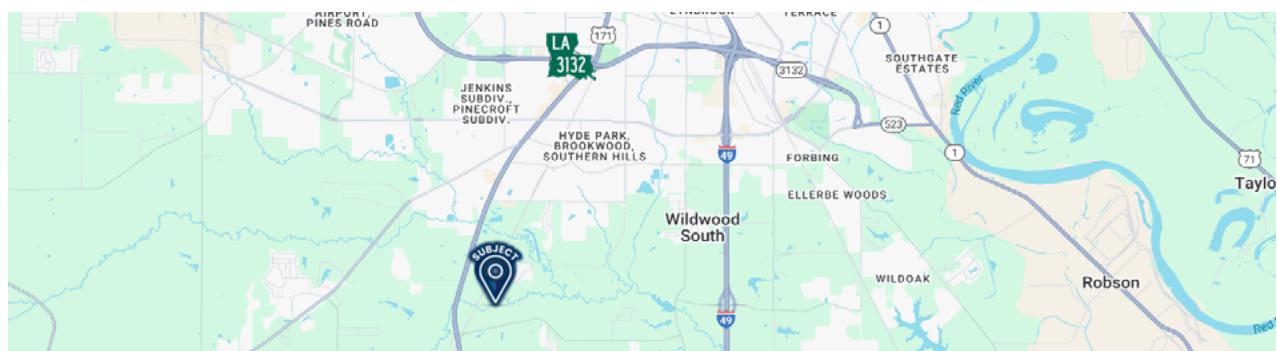
Auto Access:
Ample shared parking via Stage Coach Road, with designated tenant entrance on Drag Strip Road

Yard Lease Option:
+ 3.7 acres available separately for rocked yard lease at \$3,700/month
+ Full 4.8 acres available when combined with building leases

Lease Rate:
\$12.00-\$18.00/SF
(depending on build-out and term)

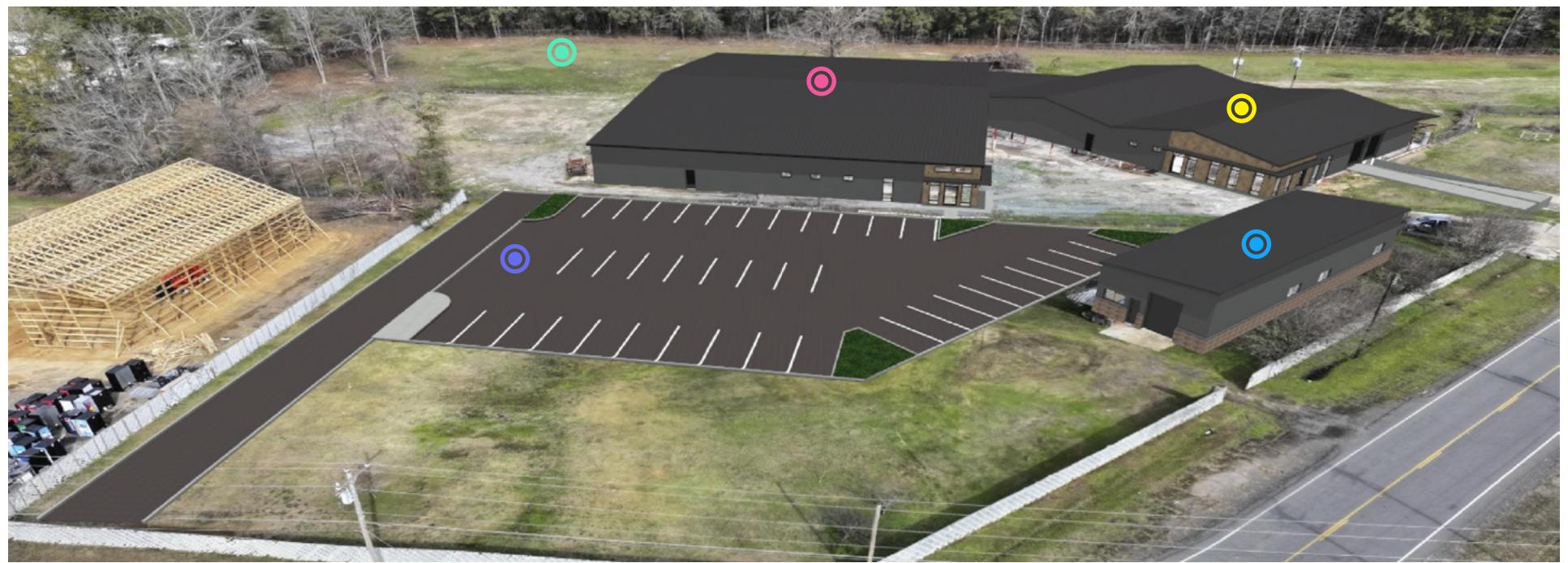
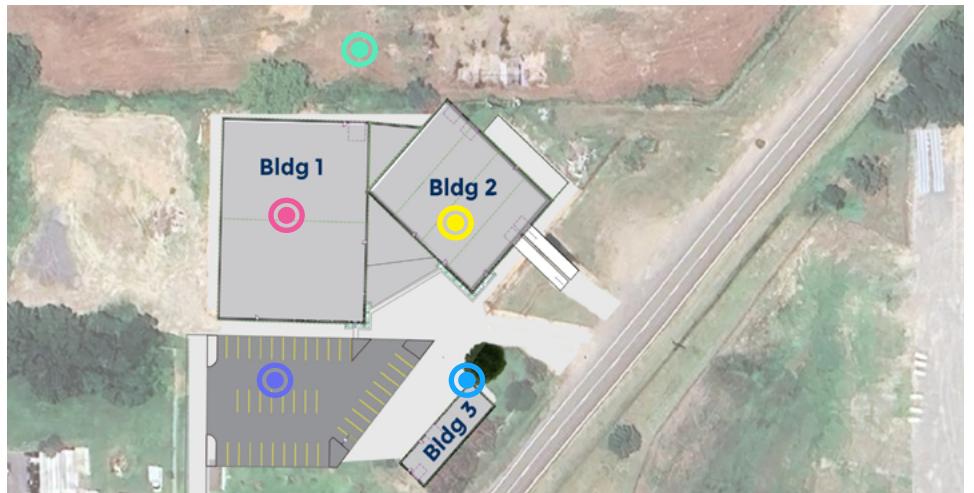
Rocked Yard Only:
\$1,000/acre/month

10096 Drag Strip Rd offers a new industrial development currently under construction, with flexible build-to-suit opportunities designed to meet a variety of industrial and commercial needs. The property spans 6.654 acres, including up to 4.8 acres of rocked yard space ideal for storage or laydown yard use. Located just east of Mansfield Road (Hwy 171) and less than five miles west of Interstate 49, the site is strategically positioned in the Keithville area, only two miles from the Mansfield Road and Ardis Taylor intersection. Its location offers excellent access to major transportation routes and services in southwest Shreveport and sits in the heart of the Haynesville Shale, a key hub for industrial activity.



BTS OPTION 1: Three-Building Layout

- Building 1 19,680 SF with \pm 1,950 SF of office
- Building 2 14,840 SF with flexible office space
- Building 3 2,700 SF with \pm 450 SF of office
- Parking \pm 50 paved spaces
- Yard Up to 4.8 acres of rocked yard for storage



BTS OPTION 2: Two-Building Layout

- Building 1 19,680 SF with \pm 1,950 SF of office
- Building 2 2,700 SF with \pm 450 SF of office
- Parking \pm 40 paved spaces
- Yard Up to 4.8 acres of rocked yard for storage

