



**3245 Stage Coach Road
35,584 SF**

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Property Type	Industrial
Lease Rate	\$12,500.00 SF/YR (NNN)
Building Size	35,584 SF
Lot Size	1.961 Acres
Zoning	Heavy Industrial

This ±35,584 SF industrial facility provides a highly functional layout with heavy power, crane capacity, and specialized equipment for manufacturing, fabrication, and other industrial operations. Features include multiple JIB cranes (10-ton, 5-ton, and two 2-ton units), a paint booth, Goff Masterblast, two test bays, and a wash bay. The building offers ±20' clear height at the eaves (±25' at the ridge line), five overhead doors, one dock-high door, and ±100 tons of warehouse HVAC plus additional office climate control. Office space includes thirteen private offices, reception areas, breakrooms, storage, and three restrooms. Initially constructed in 1979 with expansions in 1980, 1986, and 1994, the facility combines warehouse functionality with extensive office support.

The property is situated just east of Mansfield Road (Hwy 171) and less than six miles west of Interstate 49 in the growing Keithville area. The site is within two miles of the busy Mansfield Road and Ardis Taylor Drive intersection and provides excellent regional connectivity and access to Shreveport's industrial corridor.



- Building Size: ±35,584 SF (constructed 1979, additions in 1980, 1986, and 1994)
- Power: 1,200 AMP / 480V / 3-Phase electrical service
- Cranes: One 10-ton, one 5-ton, and two 2-ton JIB cranes
- Clear Height: ±20' at eaves; ±25' at ridge line
- Specialized Features: Paint booth, Goff Masterblast, two test bays, and wash bay
- Loading: Five overhead doors and one dock-high door
- Office Space: 13 private offices, reception, breakroom, storage rooms, and three sets of restrooms



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