

### Offering Summary

Lease Rate:	\$12,500.00 per month (NNN)
Building Size:	16,156 SF
Office Space:	Yes
Lot Size:	1.07 Acres
Year Built:	2019

### Location Overview

Located in the heart of Bossier City's Industrial District, this property is ideally situated in North Bossier, a high-growth area with significant economic expansion. The site offers excellent accessibility, being just 1.1 miles from I-220, 2.5 miles from Airline Drive, and 2.6 miles from Hwy 79.

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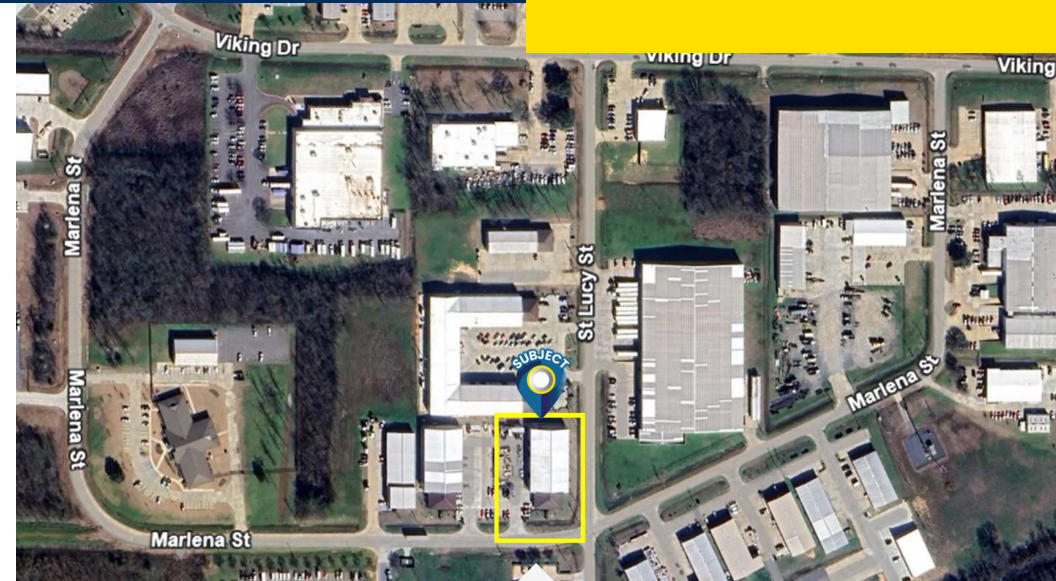
Building Name	Class A Industrial Bossier City
Property Type	Industrial
Property Subtype	Industrial Office/Flex Space
Building Size	16,156 SF
Lot Size	1.07 Acres
Building Class	A
Year Built	2019
Number of Floors	1

The building is fully heated and cooled, with a main office area totaling approximately 2,596 square feet. This front office includes three private offices, a conference room, two restrooms, a breakroom, a data room, and a mechanical room.

Additionally, the warehouse's ground floor office area provides approximately 1,408 square feet, featuring one office, a conference room (which could serve as an additional office), a breakroom, and two restrooms.

An upper mezzanine level offers another 790 square feet of office space with three offices and extra storage. The warehouse and shop area spans 12,152± square feet with a clear height of 22 feet, equipped with three grade-level doors (16'W x 14'H) on the building's west side, opening onto a 12,150± square foot fenced yard.

The total site encompasses 1.07 acres, making this property a versatile and functional choice for industrial and commercial needs.



- - Prime location in Bossier City, LA
- - Spacious and customizable interior layout
- - Modern and professional exterior design
- - Dedicated parking spaces for convenience
- - High visibility from Marlena St