**SHREVEPORT
REGIONAL AIRPORT**Red River Bown
Archery Club **5001 GREENWOOD RD****79,500 – 646,000 SF****EXPANDABLE UP TO 1 MILLION SF****CLASS A INDUSTRIAL DISTRIBUTION SPACE****Melissa Riddick**

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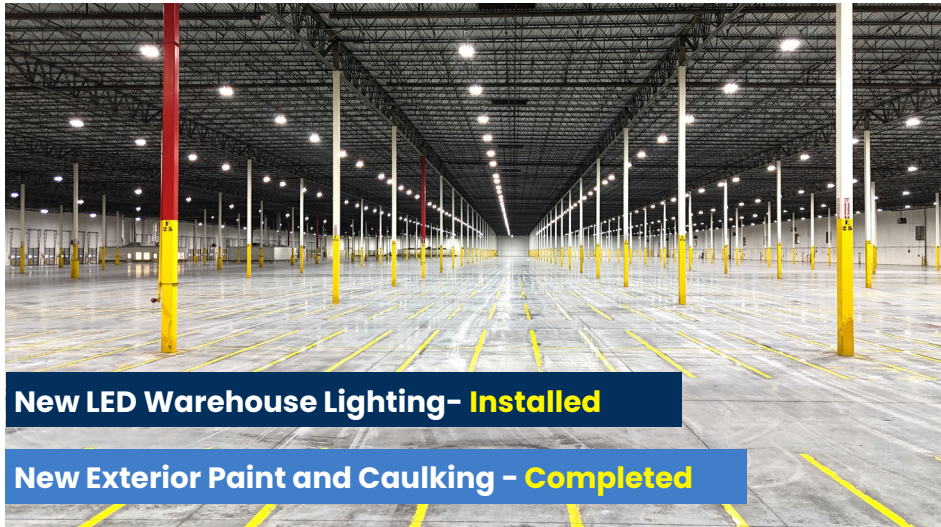
Shreveport, LA 71101

318.222.8700

www.SRES.com

Property Details

Overview



79,500 -646,000 SF, Class A industrial distribution warehouse situated in an ideal south-central U.S. location for distribution and transportation. Built in 2006, the property sits on 43.06 acres and features a 32' clear height and a ± 2% office finish.

The property is located at the northeast corner of the I-20 / I-220 interchange in west Shreveport. The excellent location provides quick access east/west and north/south for regional/national distribution. Trucking rates are projected to greatly benefit from the newly constructed Amazon's 3.5 million SF warehouse just 9 miles away from the subject.

- **Less Than One Mile From Both I-20 And I-220**
- **1.9 Miles From The Shreveport Regional Airport**
- **Less Than 6 Miles From I-49**
- **16 Miles From The Louisiana-Texas State Line**

Gross Building Area	79,500 SF - 646,000 SF
Gross Land Area	78.85 Acres
Lease Rate	\$3.85 - 6.25 PSF (Annual)
Base Monthly Rent	\$207,258
Lease Types	NNN
Existing Office Space	17,010 SF Total
Clear Height	32'
Loading Docks	59
Load Levelers	59 Automatic Rite-Hite Lock & Levelers
Ramps	2
Heater Specs	Gas & Electric
Column Spacing	53' x 50'
Year Built	2006
Roof Type/Year	60-mil TPO (2006)
Construction/Siding	Concrete Tilt Up
Parking Type	Concrete Surface
Standard Parking Spaces	145
Trailer Parking Spaces	59 (12' x 50')
WH Lighting	Metal-Halide
Power	480/277V 3PH 4,000 AMP
Slab	7" Concrete Slab on Grade
Configuration	Front Load
Fire Protection	ESFR
Truck Court	200'
Tenancy Configuration(s)	Single or Multi-Tenancy Available
Zoning	I-1

Property Details

Office Overview

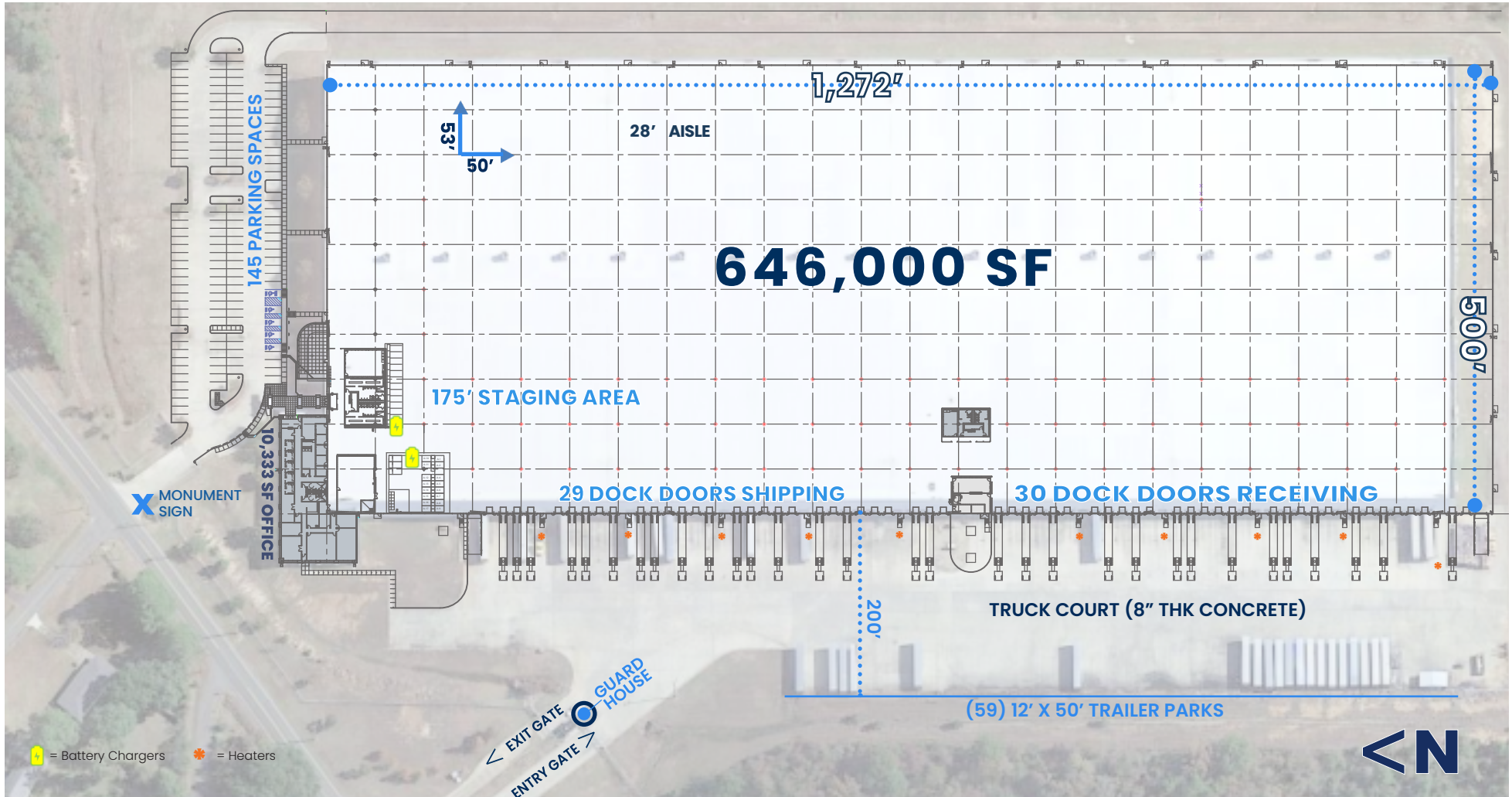
5001 Greenwood Rd features over 17,000 SF of industrial office space that offer a wide-range of amenities and accommodations.



- **Conference Rooms**
- **Private Offices**
- **Warehouse Offices**
- **Large Filing Room**
- **Supply & Utility Closets**
- **Open Common Areas**
- **Call Room**
- **Telephone/Electric**
- **Break Rooms**
- **Kitchen**
- **Storage**
- **Waiting Room**
- **Call Window Area**
- **Training Conference Rooms**
- **Maintenance Shop**

Property Plans

Existing Site Plan



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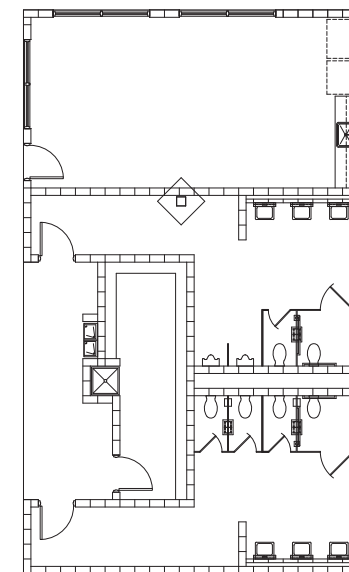
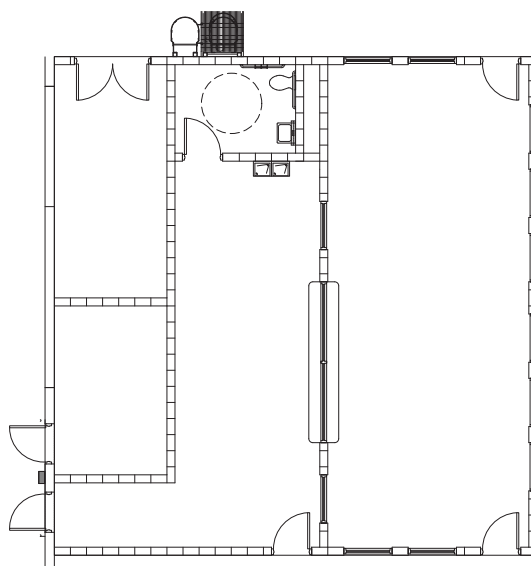
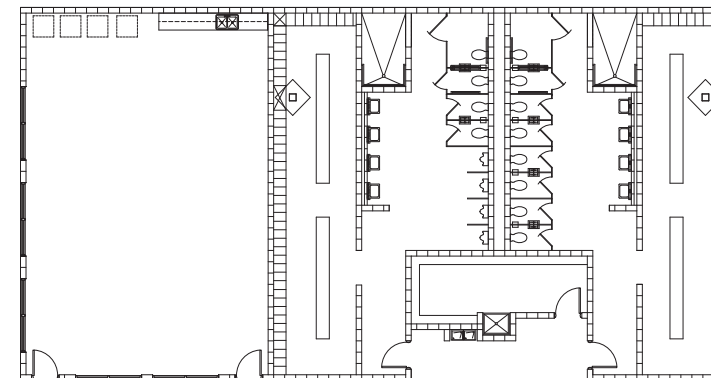
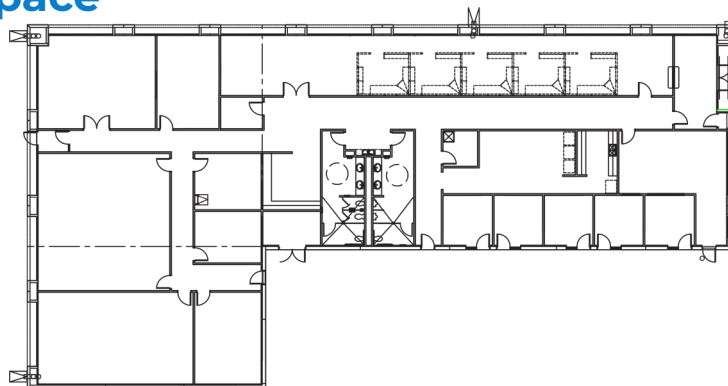
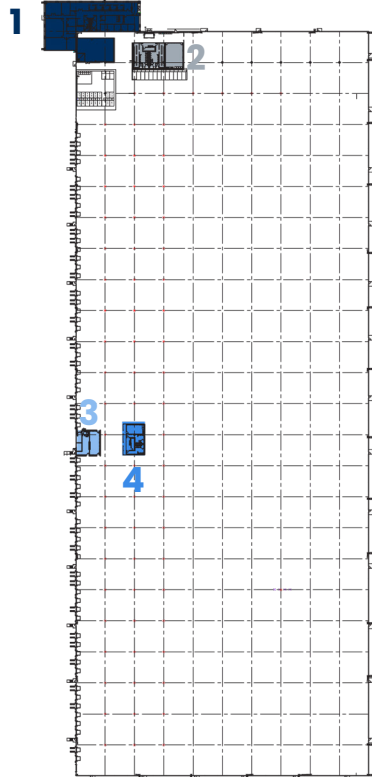
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Property Plans

Existing Office Space



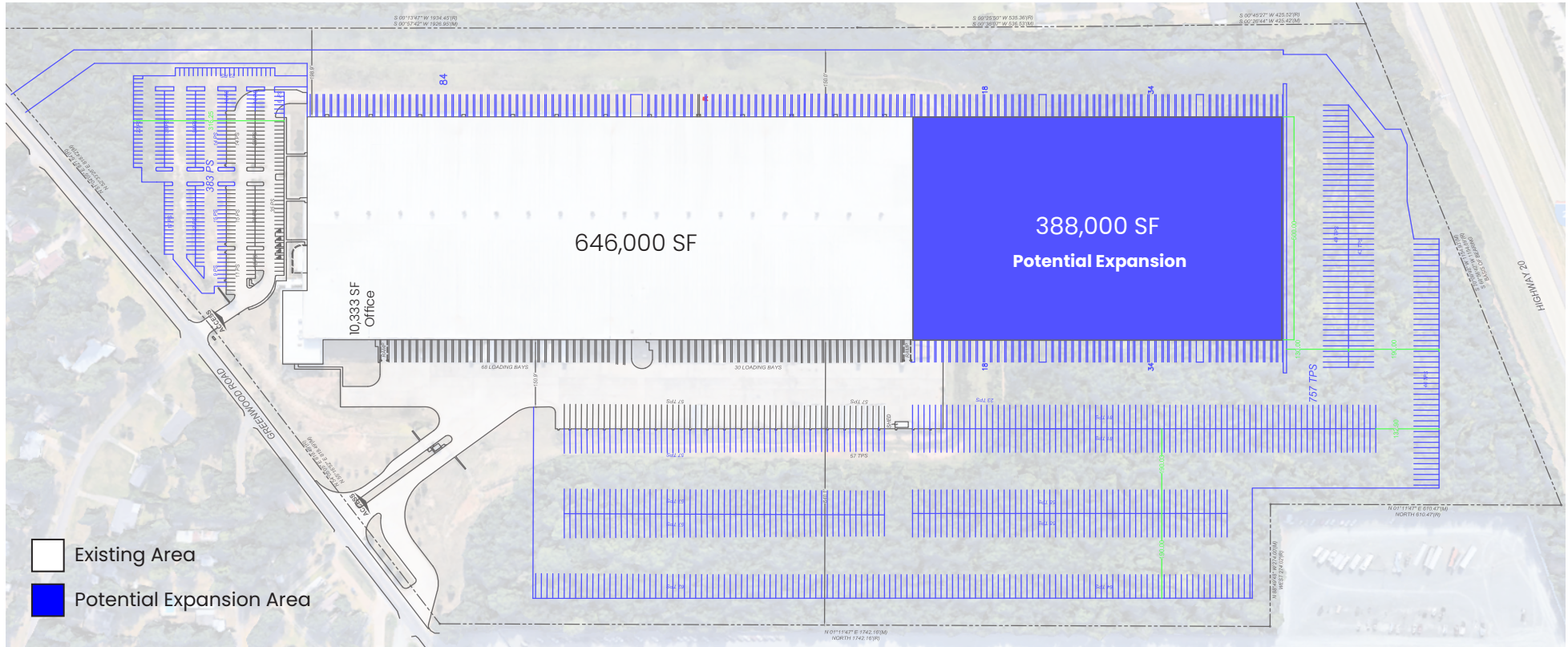
Office Space Summary:

1 -	10,333 SF
2 -	3,784 SF
3 -	1,338 SF
4 -	1,555 SF

17,010 SF TOTAL OFFICE

Property Plans

Potential Expansion Plan



	Existing	Potential Expansion	Total (Existing + Expansion)
Dock Doors	59	197	256
Trailer -Parking Spaces	57	707	764
Standard Parking Spaces	145	238	383
Area	646,000 SF	388,000 SF	1,034,000 SF

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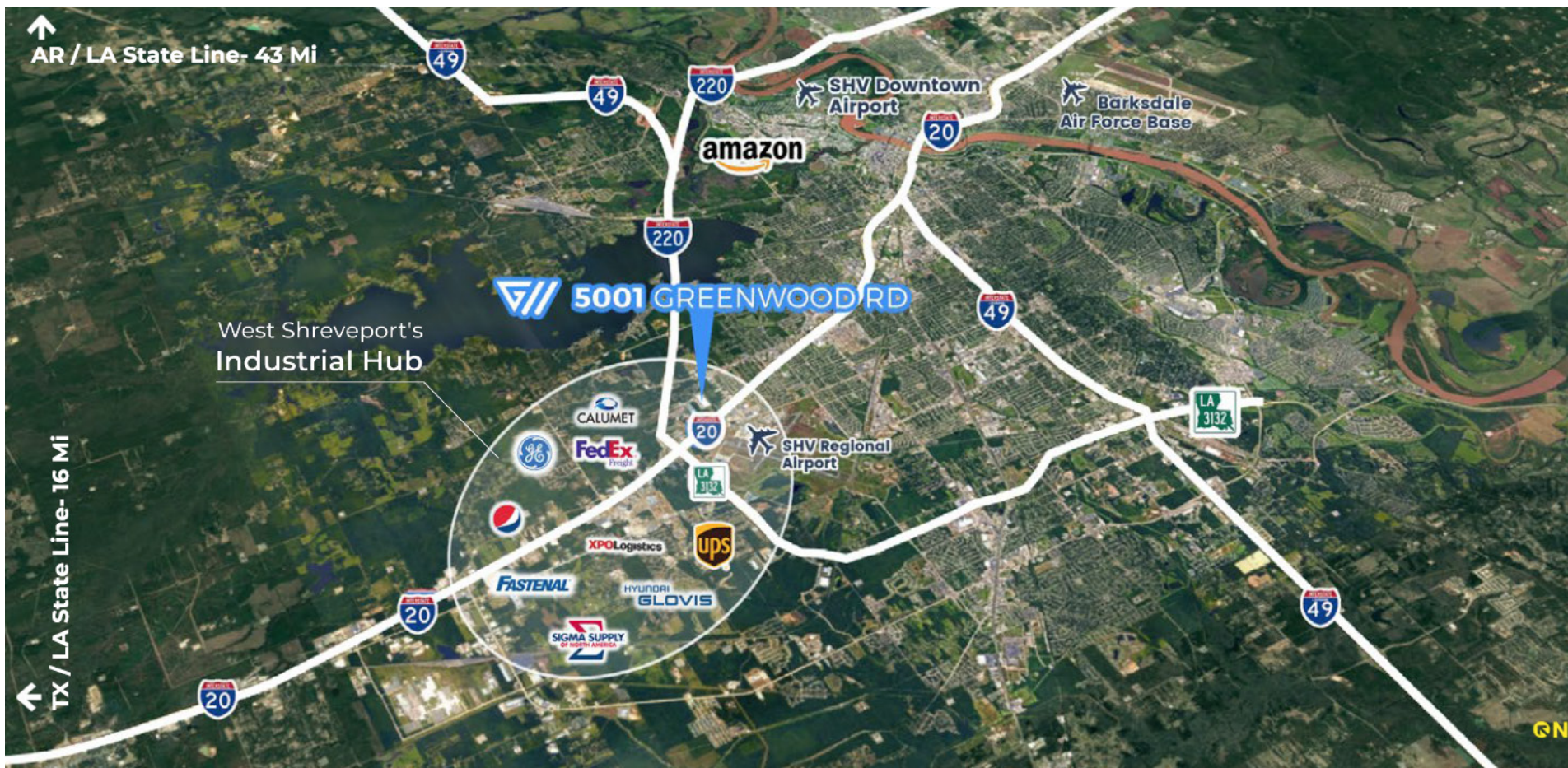
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Plan depicted above is conceptual and for illustrative and discussion purposes only to demonstrate possible configuration for expansion. All site specifications are approximate, subject to confirmation, subject to change without notice. Sealy Real Estate Services, LLC does not guarantee the accuracy and makes no representations or warranties, expressed or implied, in conceptual illustrations.

Location Overview

Area Map



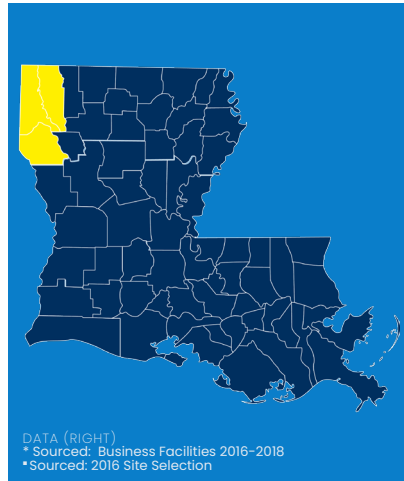
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Shreveport-Bossier MSA

#4
Economic Growth Potential*
(Population <300k)

#10
Lowest Cost of Living*

DATA (RIGHT)
*Sourced: Business Facilities 2016-2018
*Sourced: 2016 Site Selection

Louisiana Region

#1
Workforce Training*

#3
Best Infrastructure*

#9
Export Leader*

#6
In The U.S. for Economic Development*

Louisiana's highly competitive incentives are offering both new and existing businesses in the state significant advantages. Visit Louisiana Economic Development's (LED) [incentives page](#) for the full list of incentives offered. Visit North Louisiana Economic Partnership's (NLEP) [Competitive Advantages for an overview of Incentives and Financing](#) offered.



Drive-Time Distances

Miles From Shreveport, LA to Metro Hubs

Dallas, TX	Little Rock, AR	Jackson, MS
190 mi	215 mi	215 mi
Houston, TX	Memphis, TN	Tulsa, OK
245 mi	280 mi	282 mi
Austin, TX	New Orleans, LA	
282 mi	322 mi	

Multimodal Transportation

Connected nationally and globally by a multimodal transportation infrastructure, companies looking for transportation and logistical advantages will find real savings and accessibility in North Louisiana. North LA's central location in southeastern U.S, system of interstates and federal highways, Class 1 rail, airports and four ports make the region a leader in logistics.



Roads

I-20
I-49
I-220



Ports

Port of Caddo-Bossier
Red River Port



Airports

Shreveport Regional Airport
Downtown Shreveport Airport



Motor Freight Service

1-2-day motor freight delivery encompasses most of the Sunbelt and Midwest U.S. with overnight delivery service reaching + 43M people.



Railroads

Canadian Pacific Kansas City (CPKC)
Union Pacific



Sealy Real Estate Services

646,000 SF CLASS A
Industrial Property
FOR LEASE



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