



# **58,000 SF Industrial For Lease- Downtown Bossier Right off I-20**

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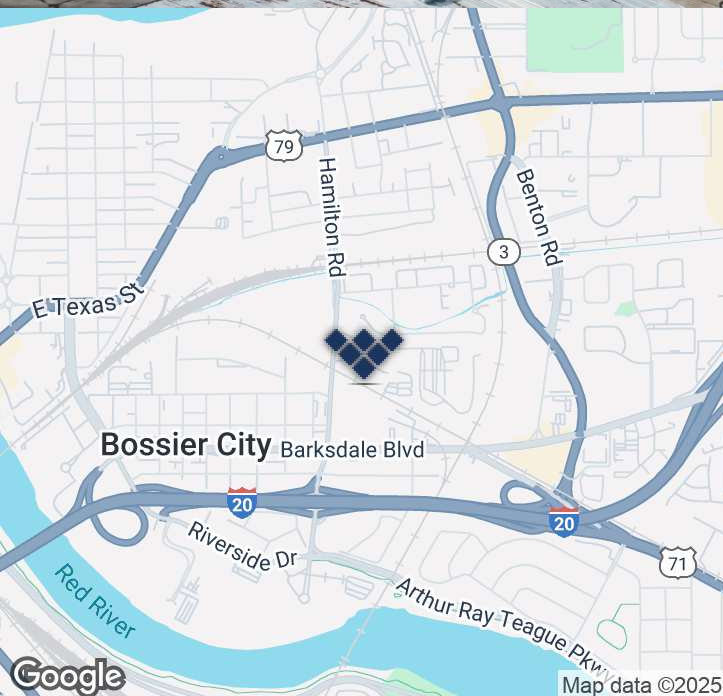
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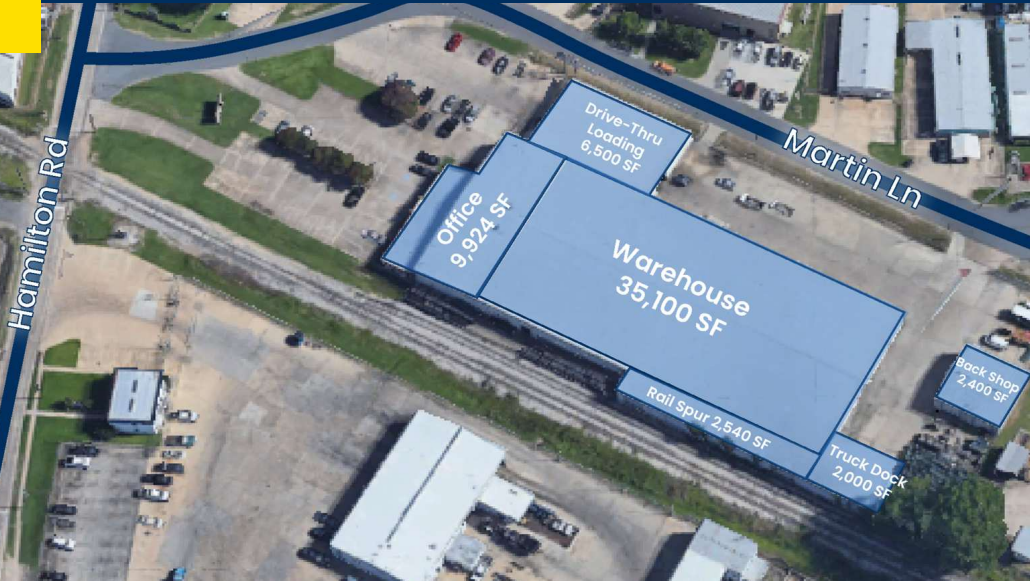


### Offering Summary

Lease Rate:	\$15,000.00 per month (NNN)
Building Size:	58,000 SF
Lot Size:	2.74 Acres
Number of Buildings:	2

### Location Overview

Strategically located less than 0.5 miles from I-20 and Highway 3 and approximately 0.6 miles from Highway 80, this industrial office property provides seamless access to major transportation routes, ensuring efficient connectivity for distribution and supply chain operations. Positioned just north of the new East Bank District and less than five minutes from the Texas Street Bridge connecting to Downtown Shreveport, the property offers unparalleled convenience to key interstates and highways in the region.



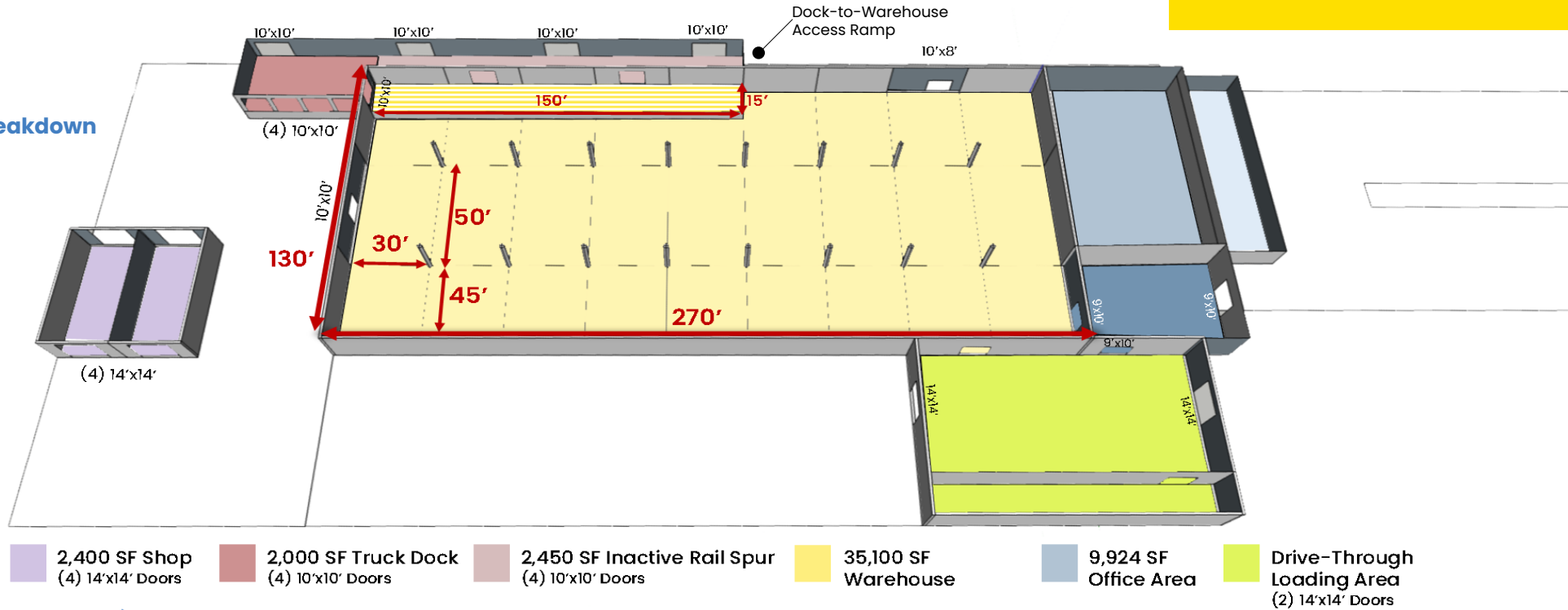
Property Type	Industrial
Property Subtype	Warehouse/Distribution
Eave Height	19 ft
Center Height	24 ft
Year Built	1981

The industrial property at 410 Hamilton Road features a warehouse with a clear height of 19 feet and an adjacent two-story office area. The office space includes 19 offices, 2 conference rooms (one with a kitchenette), 2 storage rooms, a reception area, and additional workspace in the drive-through loading area, which also includes 2 offices and 3 storage rooms. The property is equipped with multiple drive-through doors, including 2 overhead doors in the loading area, 4 in the back shop, and 4 at the truck dock, ensuring efficient access and functionality for various operations.

**The Property includes:**

- 35,100 SF Warehouse
- 3 (10' x 10') Overhead Doors and 4 (10' x 10') Dock Doors
- 9,924 SF Office Space
- 6,500 SF Drive-Through Loading Area with 2 (14' x 14') Doors
- 2,000 SF Truck Dock
- 2,450 SF Inactive Rail Spur
- 2,400 SF Shop with 4 (14' x 14') Doors



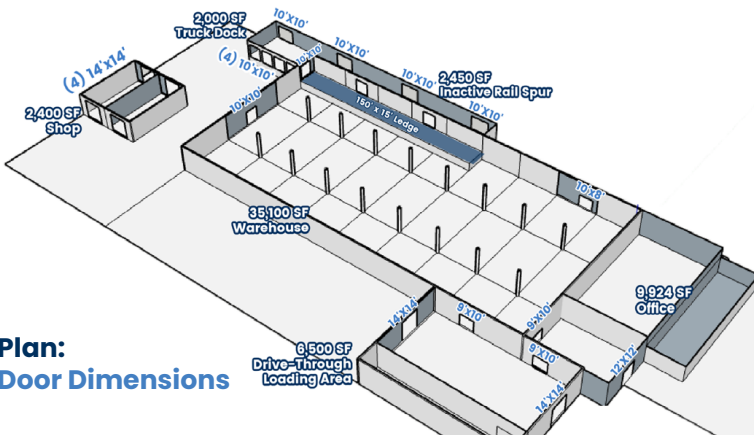
**Plan:  
Area Breakdown**


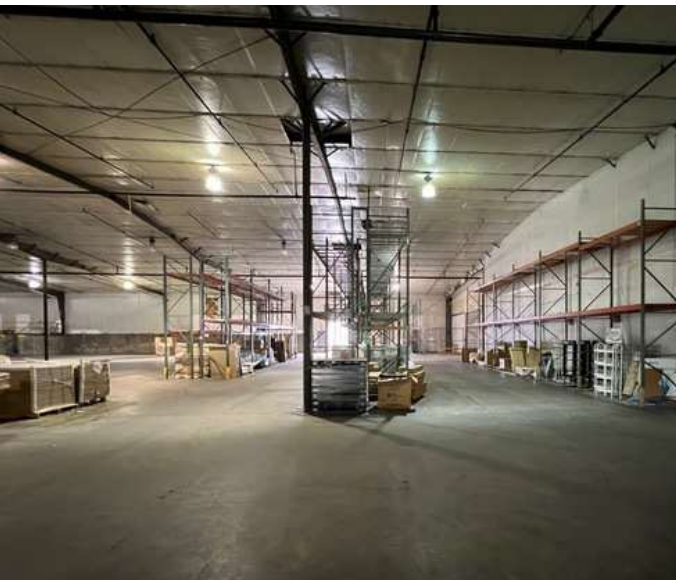
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**To View Rudimentary  
Conceptual 3D Sketch-up Plans**



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**Plan:  
Door Dimensions**








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