

Offering Summary

Lease Rate:	\$13,000.00 per month (NNN)
Building Size:	12,800 SF
Lot Size:	1.88 Acres
Year Built:	1996

Location Overview

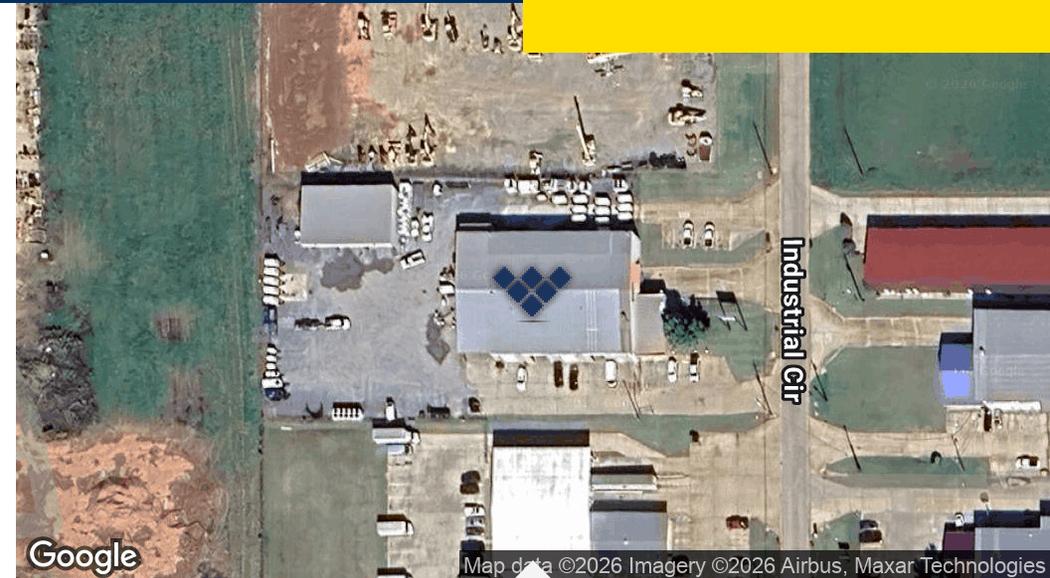
Centrally located in Bossier City's Industrial Circle submarket with immediate access to Industrial Drive and Old Minden Road. The property is approximately 1.5 miles to Interstate 20 and less than 3 miles to Interstate 220, providing strong regional connectivity for distribution and logistics. This location offers efficient access to major transportation corridors serving Shreveport-Bossier and the broader I-20 industrial network.

Property Type	Industrial
APN	133284
Number of Buildings	2
Zoning:	I-2
Zoning Description	Heavy Industrial

Industrial facility with fenced yard in Bossier City on approximately ±1.88 acres. The main building includes ±12,800 SF, featuring ±1,600 SF of office space and ±11,200 SF of warehouse. The office area is thoughtfully laid out with a reception area and work counter, four private offices, a conference room, two restrooms, and a break room—supporting both administrative and operational needs.

The warehouse is clear span with a 20' eave height, equipped with three heaters, two exhaust fans, and an additional restroom. Loading is highly functional with two dock-high doors (8' x 10') on the front (east side), four grade-level doors on the south side (three 12' x 14' and one 14' x 14'), one 12' x 12' rear door leading to a ±2,500 SF overhang/wash bay area, and one 12' x 14' grade-level door on the north side providing access to the side yard. The fully fenced yard supports outdoor storage, equipment staging, and circulation. A ±3,750 SF (50' x 75') storage shed is positioned on the west end of the yard, adding additional covered storage capacity and operational flexibility.

This property is well-suited for a range of industrial users including logistics, service operations, fabrication, and distribution requiring a functional layout with both indoor and outdoor capabilities.



- ±12,800 SF main building (±1,600 SF office / ±11,200 SF warehouse)
- Office includes reception, four offices, conference room, two restrooms, and break room
- Clear-span warehouse with 20' eave height
- Three heaters, two exhaust fans, plus warehouse restroom
- Two dock-high doors (8' x 10') on east (front) side
- Four grade-level doors on south side (three 12' x 14', one 14' x 14')
- One 12' x 12' rear door to ±2,500 SF overhang / wash bay
- One 12' x 14' grade-level door on north side with yard access
- Fully fenced yard for storage and operations
- ±3,750 SF storage shed (50' x 75')
- Supports truck circulation, staging, and a range of industrial uses



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