



Offering Summary

Sale Price:	\$1,250,000 (\$49.50/SF)
Lease Rate:	\$9,000.00/month (NNN)
Available SF:	25,250 SF
Lot Size:	1.822 Acres

Property Highlights

- Prime location with easy access to I-20, I-220, I-49, and Shreveport Downtown Airport
- Versatile 25,250 SF industrial space in three functional structures
- Multiple grade-level and dock-high doors for efficient loading/unloading
- Fully insulated warehouse space with ample storage options
- Convenient proximity to Shreveport's Central Business District and regional highways

Sealy Real Estate Services
333 Texas Street, Suite 1050
Shreveport, LA 71101
318.222.8700
www.sealynet.com

Roland Ricou
Direct 318.698.1109
Mobile 318.773.3357
RolandR@Sealynet.com

Melissa Riddick, SIOR
Direct 318.698.1110
Mobile 318.218.4987
MelissaR@Sealynet.com

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Property & Location Overview

This versatile industrial property offers a total building area of 25,250 square feet on a 1.82-acre lot. The property is divided into three main structures: a combination office/showroom and shop, a secondary shop, and a wash bay. The property is designed for easy accessibility, with multiple grade-level and dock-high doors to accommodate seamless loading and unloading. Ideal for industrial, warehouse, or operational businesses, this property's location and layout provide a unique opportunity for a wide range of uses.

The property is located in the Agurs industrial area, just north of Shreveport's Central Business District. It offers excellent connectivity with US Hwy. 1, providing access to I-20, I-220, and I-49. The property is less than a mile from Shreveport Downtown Airport, 1.6 miles from I-20, and 2.16 miles from I-220, making it ideal for businesses requiring efficient transportation options.



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Building 1 – Office/Showroom & Shop (13,250 SQ FT)
Office/Showroom (2,000 SQ FT)

- 80' wide x 25' deep
- Four private offices, ideal for administrative or customer-facing operations

Shop/Warehouse (11,250 SQ FT)

- Clear Heights: 20' sidewall, 23.5' center
- Fully insulated with one heater & one exhaust fan
- Dedicated office space (27.5' x 7') and two restrooms (7' x 7')

Doors & Access

- **North Side:** Three grade-level truck doors (14' x 14' electronic, 18' x 14' manual)
- **East Side:** One semi dock-high door (14' x 18')
- **South Side:** One 16' tall x 14' wide door leading into Building 2

Building 2 – Secondary Shop (9,000 SQ FT)
Shop Area

- Dimensions: 90' wide x 100' deep
- Clear Heights: 20' sidewall, 23.5' center

Office Space

- 450 SQ FT office (30' x 15') located on the west side

Features

- Fully insulated
- Two exhaust fans & heaters (require repairs)
- 2-ton jib crane
- Mezzanine storage along the west and part of the north wall
- Yard Space: Small rocked yard area

Doors & Access

- **North Side:** One grade-level door (16' tall x 14' wide) connecting to Building 1
- **East Side:** Two grade-level doors (16' tall x 14' wide)

Wash Bay (3,000 SQ FT)
Dimensions

- 30' wide x 100' deep
- Height: 17.5' sidewall on the south side

Access

- Open on the east end
- 14' tall x 12' wide door on the west end



