



# 1830 North Pine Street - SALE/LEASE **36,850 SF**

**Brandon Creel**  
Direct 318.698.3120  
Mobile 318.402.5054  
BrandonC@sealy.net.com

**Melissa Riddick, SIOR**  
Direct 318.698.1110  
Mobile 318.218.4987  
MelissaR@Sealy.net.com

**Roland Ricou**  
Direct 318.698.1109  
Mobile 318.773.3357  
RolandR@Sealy.net.com

**Sealy Real Estate Services**  
333 Texas Street, Suite 1050  
Shreveport, LA 71101  
318.222.8700  
[www.sealy.net.com](http://www.sealy.net.com)

|                  |                        |
|------------------|------------------------|
| Property Type    | Industrial             |
| Property Subtype | Warehouse/Distribution |
| Building Size    | 36,850 SF              |
| Lot Size         | 11.5 Acres             |
| Sale Price       | \$550,000              |
| Price/SF         | \$14.93                |
| Lease Rate/Type  | \$2.00/SF/YR (NNN)     |

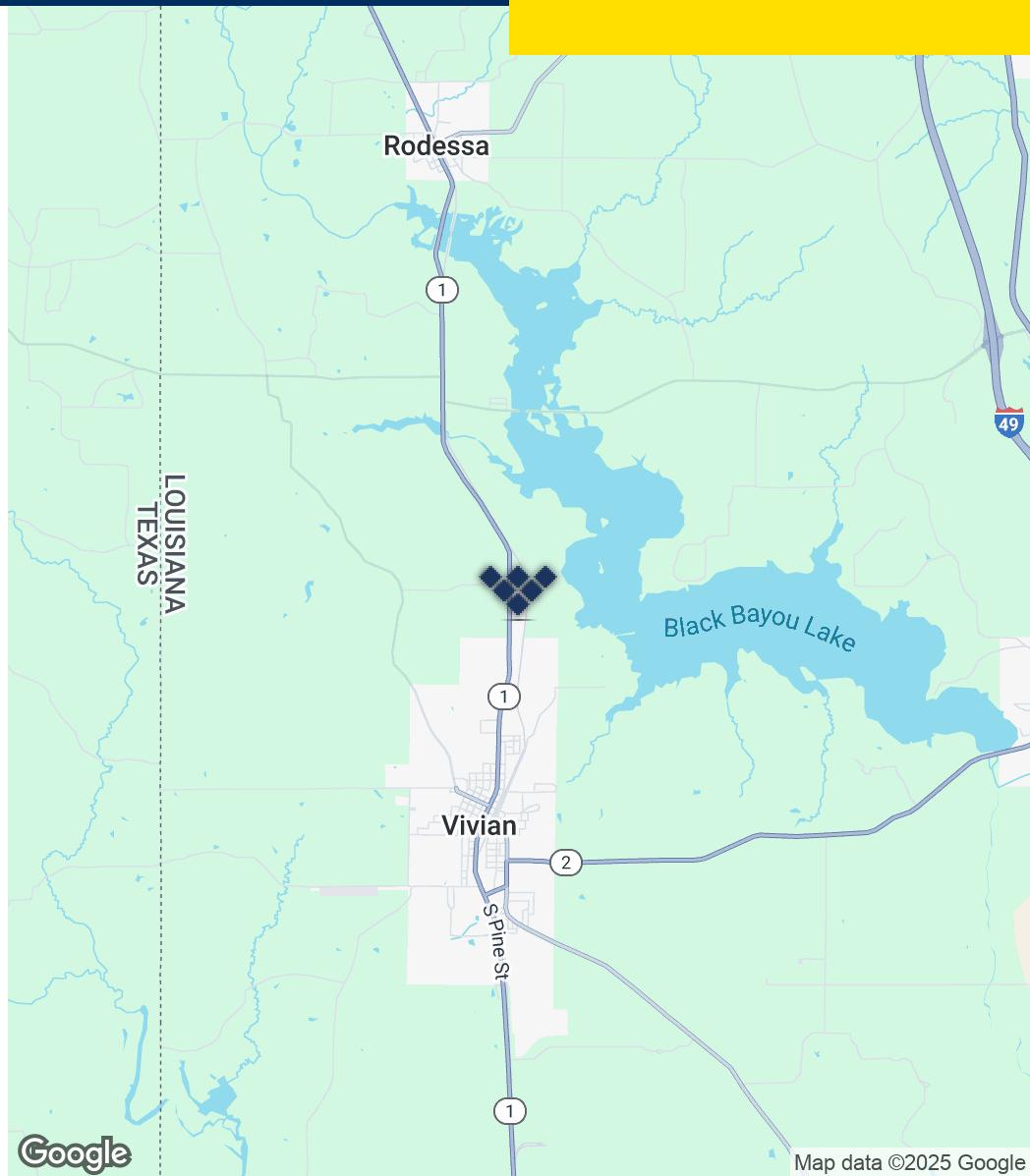
36,850 SF industrial facility situated on 11.5 acres in Vivian, located within the Caddo Parish industrial cluster near LA-1.

The property features a functional 13.7-foot sidewall height and 15.5-foot center height, along with ample yard space suitable for equipment storage or future expansion.

The approximately 2,765 SF office area includes multiple private offices, a conference room, reception area, break areas, and restrooms.

The warehouse/shop offers efficient circulation with large east and west side access openings, two truck doors (one grade-level and one dock-high with canopy), fully sprinkled interiors, LED lighting, strong utility access, and multiple heaters and ventilation fans.

The flexible layout supports manufacturing, storage, or distribution uses in a convenient North Caddo location.





**Sealy Real Estate Services**  
333 Texas Street, Suite 1050  
Shreveport, LA 71101  
318.222.8700  
[www.sealy.net.com](http://www.sealy.net.com)

**Brandon Creel**  
Direct 318.698.3120  
Mobile 318.402.5054  
[BrandonC@sealy.net.com](mailto:BrandonC@sealy.net.com)

**Melissa Riddick, SIOR**  
Direct 318.698.1110  
Mobile 318.218.4987  
[Melissar@Sealy.net.com](mailto:Melissar@Sealy.net.com)

**Roland Ricou**  
Direct 318.698.1109  
Mobile 318.773.3357  
[RolandR@Sealy.net.com](mailto:RolandR@Sealy.net.com)

All information set forth in this brochure has been obtained from the owner, personal observation, or other reliable sources. Sealy Real Estate Services, LLC does not guarantee the accuracy of this information and makes no representations or warranties, expressed or implied, in this brochure. Information contained herein is subject to change without notice.