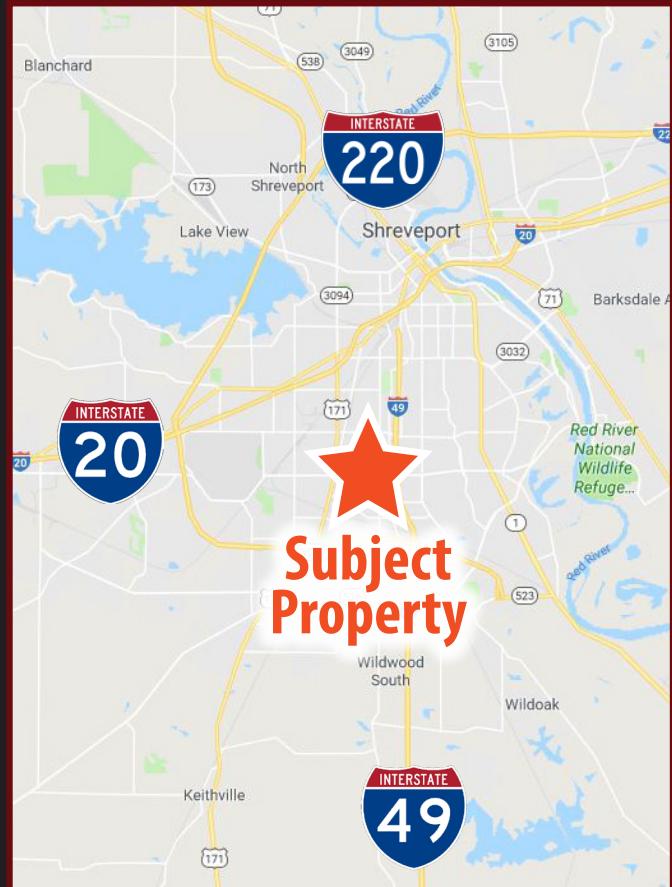




INDUSTRIAL BUILDING FOR LEASE

6705 WALLACE AVENUE, SHREVEPORT, LA 71106

- 17,618 SF building available
- 1.4+/- acres of land
- Showroom/office: 2,000 SF includes (2) restrooms, break room, (2) offices and showroom
- Warehouse: 15,618 SF fully insulated, lighting and skylights, heated, (1) restroom, eave height 23', 28' at the center
- Doors: 4 dock high (2) 10' x 10' and (2) 12' x 10' with dock leveling plates, 2 ramp doors (1) 10' x 10' and (1) drive in 12' x 16'
- Parking: 26 employee and visitor
- Security fencing with gates
- Video surveilled
- Year built: 1994
- Zoned I-1
- Lease base rent: \$8,500/mo. Mod. Gross (includes taxes & insurance)



For more information, contact:

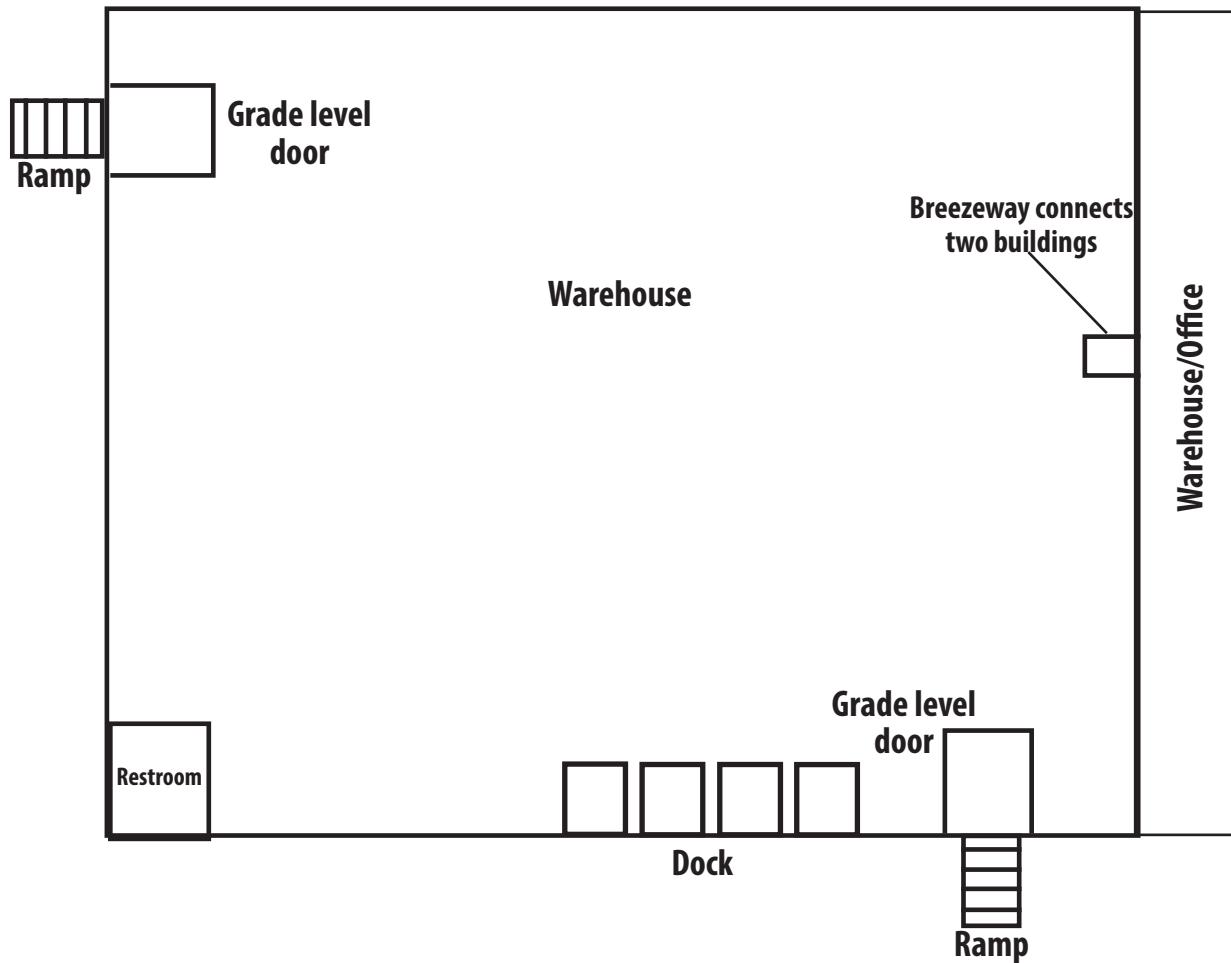
Michael Berlin, Associate Broker | 318.222.2244
mberlin@vintagerealty.com | vintagerealty.com

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INDUSTRIAL BUILDING FOR LEASE

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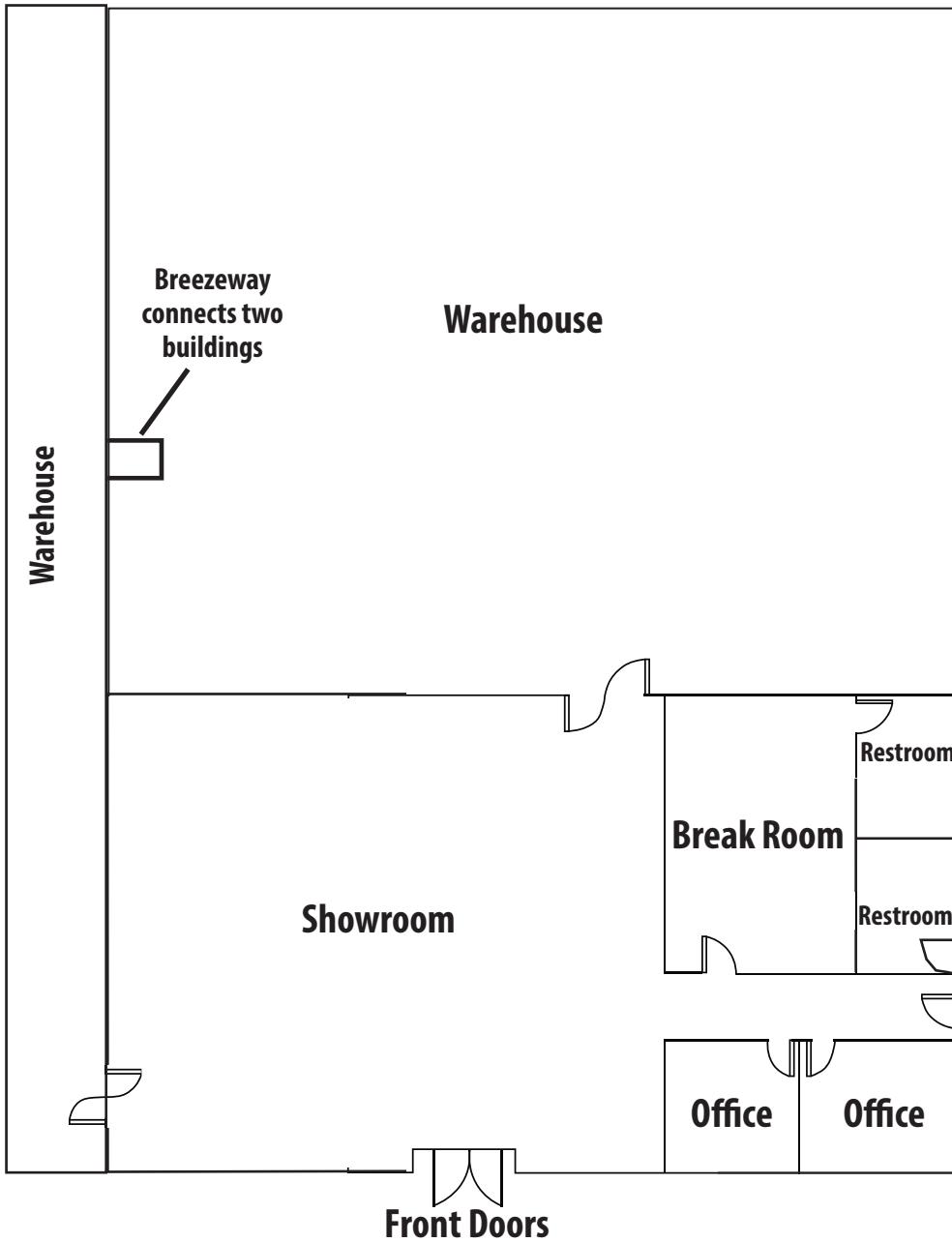


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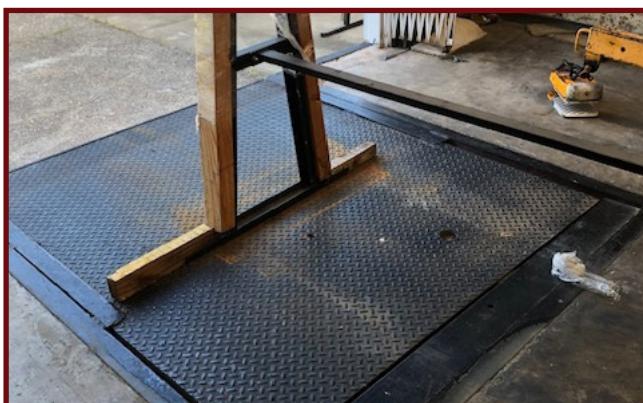
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