

### Offering Summary

Lease Rate:	\$3,500 Monthly
Lease Type:	NNN
Available SF:	5,000 SF
Lot Size:	0.43 Acres
Year Built:	1985
Zoning:	A-1 (AIR BASE BUFFER - NORTH)

### Location Overview

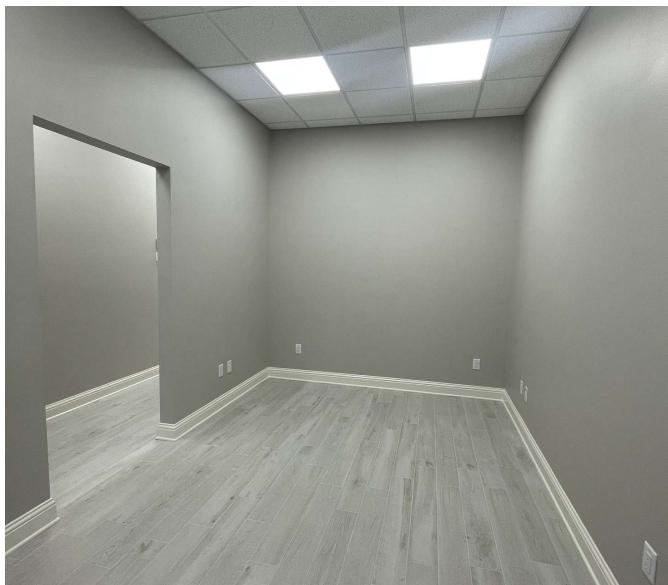
Located just south of Shed Road in Bossier City, the property is centrally located 1.58 miles from Bossier City's busiest street, Airline Drive; it's less than 10 minutes north of Interstate 20 and south of Interstate 220 in the north bossier industrial business sector.

Building Name	1310 Driftwood Drive
Property Type	Industrial
Property Subtype	Warehouse/Distribution
APN	122888
Building Size	5,000 SF
Lot Size	0.43 Acres
Year Built	1985
Number of Floors	1
Parking Spaces	10
Roof	Metal
Year Renovated	2024

Approximately 5,000 SF warehouse / office located just off Shed Road between Swan Lake and Airline in a highly industrial area.

Recently renovated office space containing four offices, a break room, and two restrooms. Approximately 3,800 SF of warehouse space with three overhead doors (12' x 12'). The warehouse contains 14' side wall and 15'4" center height.





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