



Offering Summary

Sale Price:	\$400,000
Lease Rate:	\$5,000.00 per month (MG)
Building Size:	4,545 SF
Available SF:	4,545 SF
Number of Units:	1
Sales Price / SF:	\$88.01

Location Overview

Situated within two miles of the SLB digital infrastructure manufacturing facility, set to be operational by mid-2024 and employing up to 600 individuals, the property enjoys proximity to this commercial hub. It is located at the intersection of McGoldrick Drive and Bert Kouns Industrial Loop, a heavily frequented east-west corridor, hosts numerous commercial and industrial enterprises alongside several residential communities.



Building Name	8808 McGoldrick Dr Shreveport, LA
Property Type	Office
Property Subtype	Office Building
APN	161502003000100
Building Size	4,545 SF
Lot Size	4,545 SF
Building Class	B
Number of Floors	1

- Additional acreage available south of the property
- Prime location for variety of users
- Located near Bert Kouns Industrial Loop, which is a heavily traveled east to west corridor
- Numerous commercial and industrial businesses as well as residential communities near by

If needed, additional acreage is available just to the south of the subject property for storage yard and/or development.