

8808 McGoldrick Dr Shreveport, LA 71129

Office Building For Sale & Lease



| 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.

Sealy Real Estate Services, LLC 333 Texas Street, Suite 1050 Shreveport, LA 71101

W Bert Kouns Inc.

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Map data ©2023

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Office Building For Sale & Lease



| 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 | В |
| Number of Floors | 1 |

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



- 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

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