

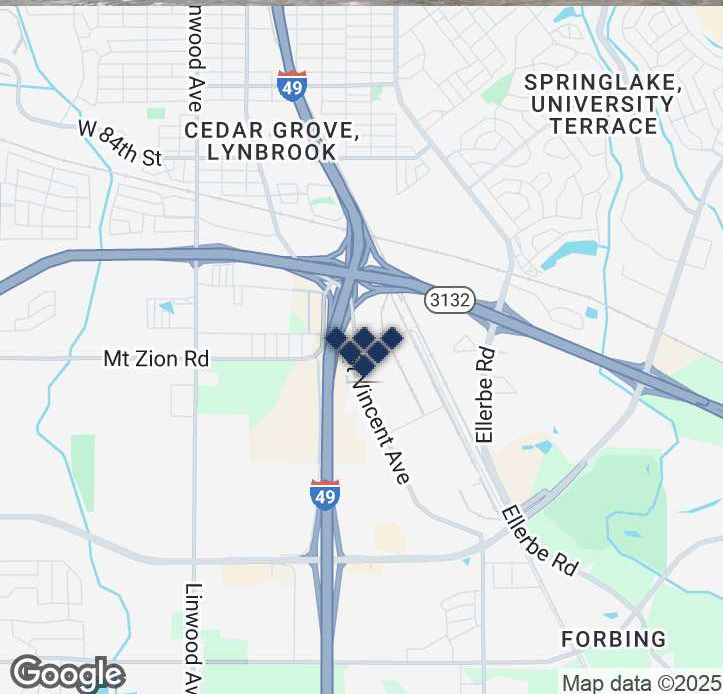


**9435 St. Vincent Ave  
+/-7,622 SF  
Industrial Space**

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333 Texas Street, Suite 1050  
Shreveport, LA 71101  
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www.sealynet.com



### Offering Summary

Lease Rate:	\$7,250.00 per month (NNN)
Available SF:	7,622 SF
Zoning:	C-4

### Property Overview

This +/- 7,622 SF office/warehouse is ideally located on St. Vincent Avenue in southeast Shreveport, minutes away from I-49 and LA 3132. The property sits on 1.11 acres and includes a 0.50-acre rocked, fenced yard, front paved parking, and a concrete apron along the south side of the building. The warehouse spans 60' x 100' and features three grade-level overhead doors—two measuring 14' x 12' and one at 14' x 13.5'. It offers 18' sidewalls and 20' center height, insulated walls, and a wood panel half-wall finish. The ±1,500 SF office area includes a reception area, five offices, an IT room, two restrooms, and a break area. Well-suited for light industrial, service, or distribution use, this facility offers strong functionality in a prime southeast Shreveport location.

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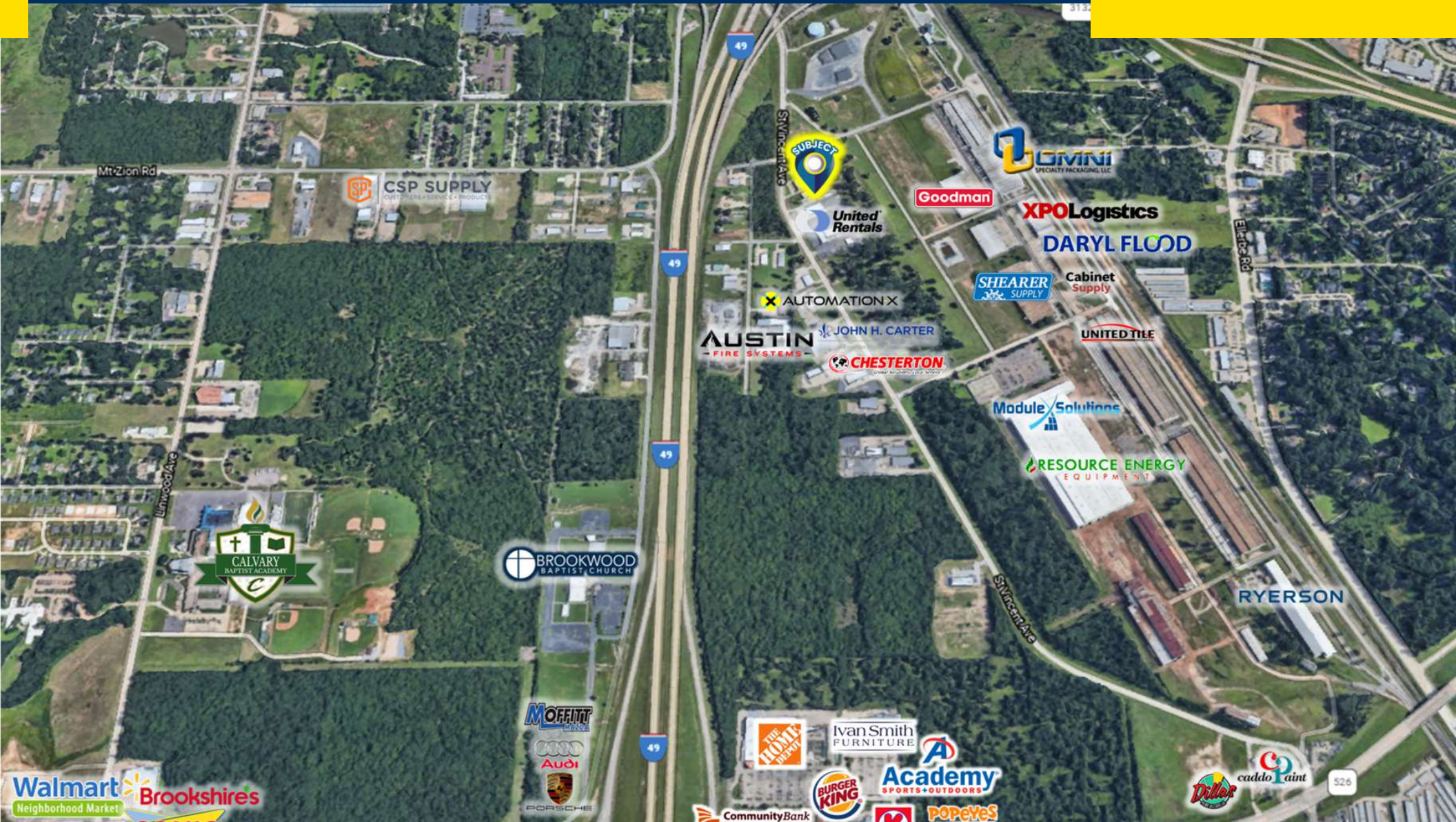
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