



RENOVATED 9,600 SF OFFICE/WAREHOUSE FOR SALE OR LEASE

4203 PRO STREET, SHREVEPORT, LA 71109

- 1,600± SF Office renovated in 2023
- 5 Offices with Breakroom, Conference Room and 2 Restrooms
- 8,000± SF Warehouse
- 2 Drive In Bays 12'x14'
- 1 Elevated Loading Dock 14'x16' replaced in 2023
- 22' Clear Height
- 3 Phase Electric
- 1± Acre total
- Visibility on I-20
- Zoned I-2 Heavy Industrial
- Asking \$525,000 or \$5.50/PSF NNN



For more information, contact:

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Eric Ricard | 318.222.2244 | ericard@vintagerealty.com

ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. REV 7/2024



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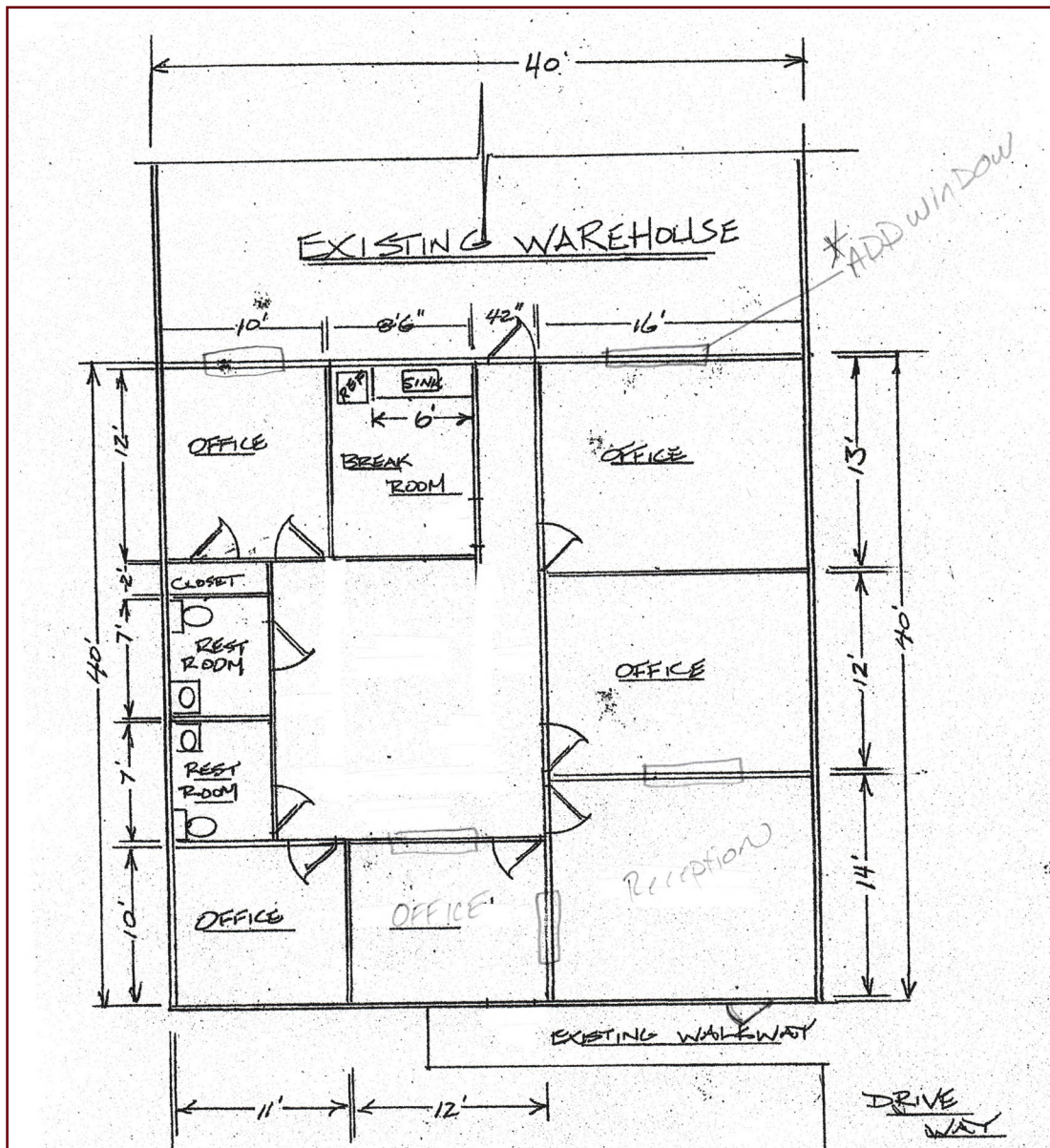
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PROPOSED FLOOR PLAN



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