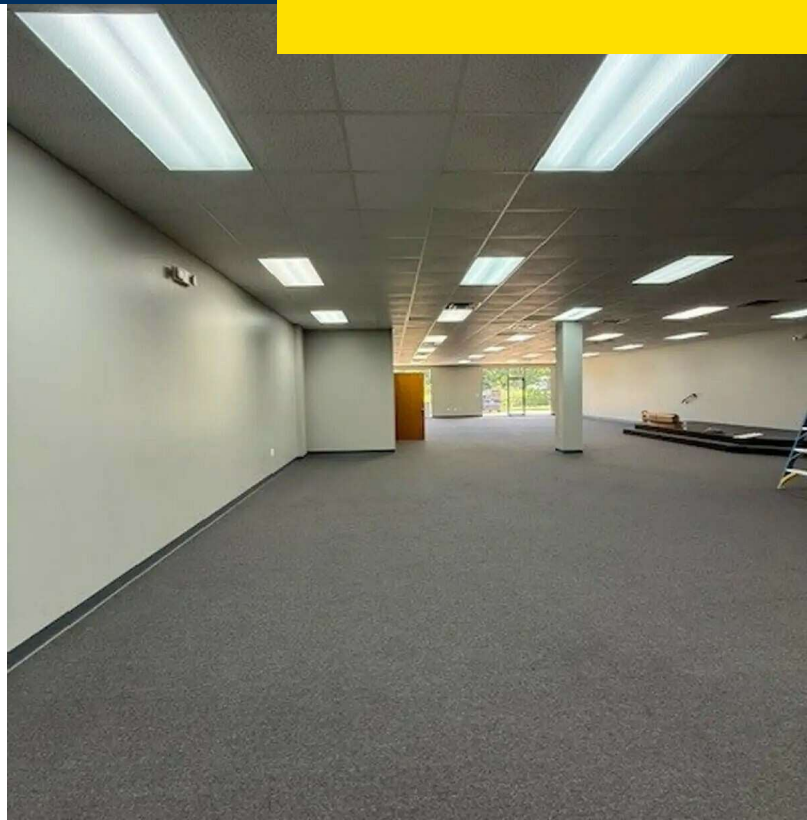




**SEALY &
COMPANY**

635 Bert Kouns Industrial Loop
Shreveport, LA 71118

**Retail Property
For Lease**



Offering Summary

Lease Rate:	\$3,500.00 per month (NNN)
Available SF:	4,000 SF
NNN Expenses:	\$0.55/SF
Zoning:	B-2

Property Overview

Retail/office space available on Bert Kouns Industrial Loop, in excellent condition. Suite 200 - 4,000 total square feet. The front area is approximately 3,520 square feet of open retail space with a restroom and an office. The back area is a stockroom and another restroom. The space is 100% heated and cooled. There is a loading dock on the rear of the building shared by all spaces. There is a double door leading from the stockroom onto the loading dock.

Location Overview

Retail/office space available on Bert Kouns Industrial Loop between Linwood Avenue and Kingston Road. Well located and high visibility.

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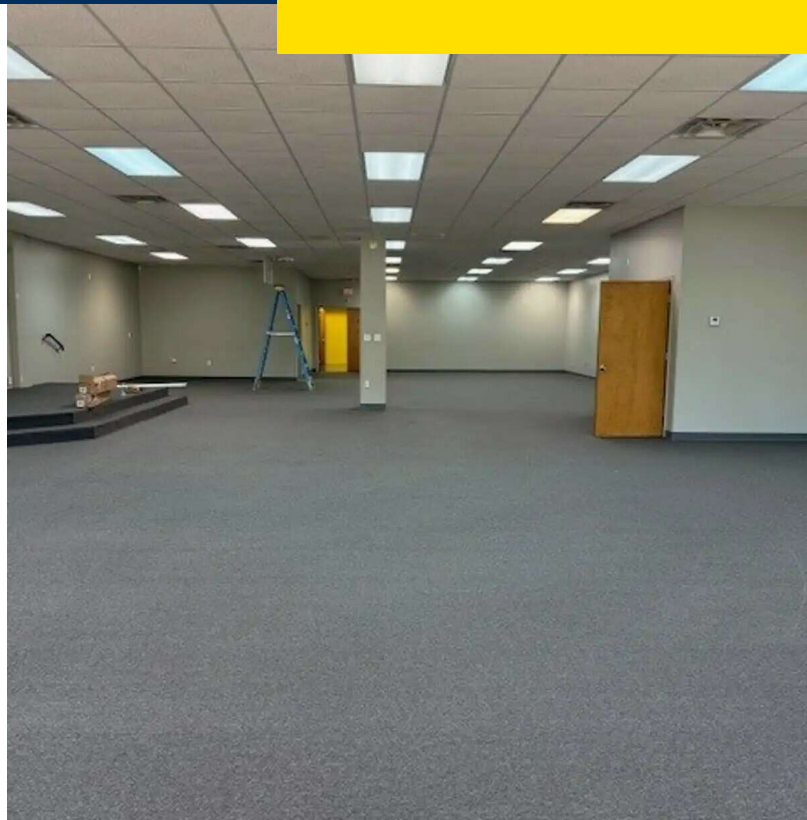
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