



### Offering Summary

Lease Rate:	\$5,200.00 SF/month (NNN)
Building Size:	7,024 SF
Lot Size:	1.3 AC
Price / SF / month:	\$0.74
Year Built:	1985
Zoning:	I-2

### Property Overview

121 Kansas City Ave in North Shreveport offers a versatile industrial property featuring a 1,152 SF office space and a 5,872 SF warehouse with dimensions of 145 ft by 40.5 ft. The building includes 17 roll-up doors – 10 dock-high and 7 van-high – for efficient loading and unloading, a 12.5 ft clear height, and a new metal roof. Available from May 1st, this property is ideal for distribution, logistics, or other industrial operations. Its prime location provides direct access to I-20 and I-220, with proximity to Jewella Avenue and Greenwood Road, ensuring connectivity to major transportation routes.



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