

### Offering Summary

Lease Rate:	\$11.00 SF/yr (NNN)
Building Size:	8,820 SF
Lot Size:	2.46 Acres
Office Space:	1,570 SF
Zoning:	I-2

### Location Overview

Strategically located along N. Market Street, a major north/south corridor in Shreveport, this property offers excellent access and visibility between I-20 and I-220. The site benefits from proximity to major industrial and distribution users in the area, including the Amazon Fulfillment Center, Loomis, Frito-Lay distribution facilities, and other logistics operations. Frontage along N. Market Street provides strong exposure on a heavily traveled route serving North Shreveport and the greater regional industrial market.

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Move-in ready truck terminal with excellent visibility and convenient access located on LA Highway 1 between I-20 and I-220. The property features a functional main terminal building with extensive dock capacity, covered loading on both sides, and a well-configured office layout, plus a separate high-clearance metal warehouse. The main terminal building includes approximately 6,000 SF of warehouse space with a 10' clear height and approximately 1,570 SF of office space. The office configuration includes one private office, a large open work area, two restrooms in the front office area, and a warehouse office with break room, locker room, and restroom. A separate ±1,250 SF metal warehouse provides additional storage or operational flexibility and features a grade-level drive-in door with a 24' clear height. The site is fully fenced and rocked, with paved asphalt truck court areas and an additional ±1.3 acres of rocked yard area, all under fence. The property is lighted, well maintained, and suited for trucking, logistics, or distribution users requiring dock access and secured outdoor storage.

Legend Item	North Side	East Side	South Side	West Side
 <b>Dock Doors</b>	11 (8'w x 8.4' h) 7.5 ft overhang		12 (8'w x 8.4' h) 7.5 ft overhang	2 (8'w x 8.10' h)
 <b>Forklift Ramp</b>		1 (8'w x 8.4' h)		
 <b>Office</b>			1,570 SF Office	

#### Main Terminal Bldg

##### WAREHOUSE SIZE:

- ±6,000 SF (50' x 120')
- 10' clear height
- Dock Doors – Total: 25

##### NORTH SIDE:

- 11 dock doors
- Door size: 8' wide x 8'4" high
- Covered docks with ±7.5' overhang

- Includes 1 forklift ramp door
- Forklift ramp door size: 8' wide x 8'4" high

##### SOUTH SIDE:

- 12 dock doors
- Door size: 8' wide x 8'4" high
- Covered docks with ±7.5' overhang

##### WEST SIDE:

- 2 dock doors
- Door size: 8' wide x 8'10" high

#### Secondary Metal Warehouse (Separate Bldg)

- ±1,250 SF
- 24' clear height
- West side grade-level drive-in door
- Door size: 16' wide x 14'6" high



