SEALY & COMPANY

2115 McClellan St
Shreveport, LA 71103

Industrial Property **For Sale**



# Office/Warehouse Property

## $700,000


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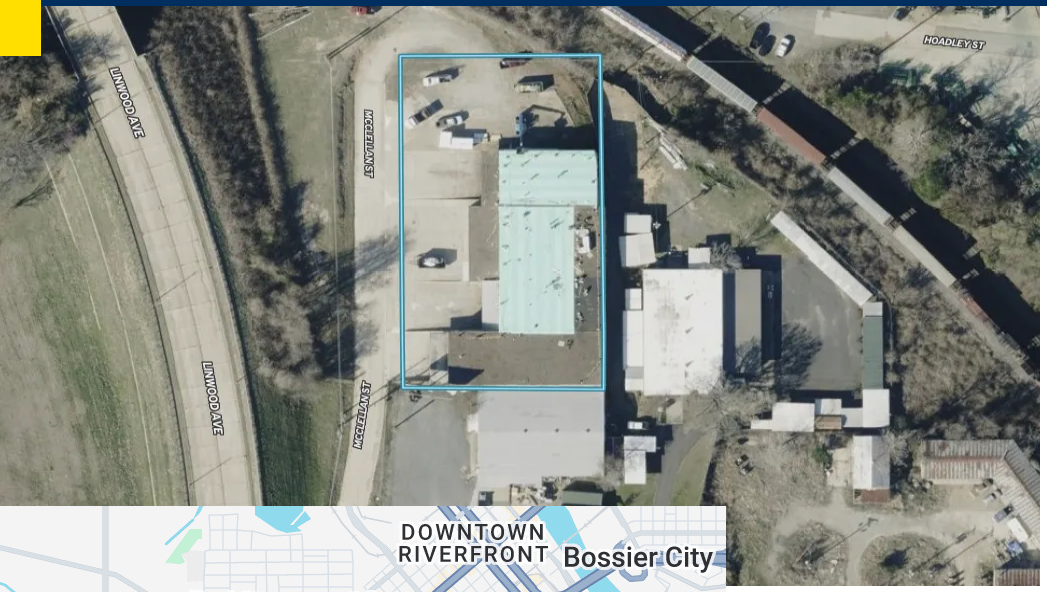


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## Offering Summary

| | |
|---|---|
| Sale Price: | $700,000 ($40.18/SF) |
| Building Size: | 17,420 SF |
| Lot Size: | 1 Acres |
| Year Built: | 1950 |
| Renovated: | 2026 |
| Zoning: | I-2 |

## Location Overview

Located in central Shreveport, just off Linwood Avenue, with access to I-49 (±1.0 mi), LSU Health Shreveport (±2.0 mi), Downtown Shreveport (±3.0 mi), Shreveport Regional Airport (±7.0 mi), and the Port of Shreveport-Bossier (±15.0 mi). The property is positioned near major transportation corridors, downtown business services, and regional distribution routes serving the Shreveport-Bossier market.

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| | |
|---|---|
| Property Type | Industrial |
| Property Subtype | Warehouse/Distribution |
| APN | 171401133001700 |
| Year Last Renovated | 2026 |
| Number of Buildings | 2 |

17,420± SF office/warehouse building, centrally located in Shreveport, LA, just off Linwood Avenue. The building contains ±1,975 SF of recently renovated (2026) office space, including new paint, new LVT flooring, new ceiling/doors, and updated restrooms. The office space features a large reception area, five private offices, a break room, and two restrooms.

The balance of the property is 15,445± SF of warehouse space in two separate warehouse buildings. Building 1 contains approximately 10,645 SF of warehouse space. The south half of the building has 18' clear height under beam, with dimensions of 80' x 100', less the office area. The north half of the building has 17'3" clear under pipe, with dimensions of 72' x 45'. The two halves are connected via a cased opening.

There is a double loading dock on the west side of the north half, with a 10' x 10' door. There is also a grade level door on the north half measuring 12' x 12'. The south half of the building has a double loading dock on the west side, with a 16.5' wide x 10' high door. The loading dock area is covered by a 14' awning, which connects Building 1 to Building 2.

Building 2 contains approximately 4,800 SF of warehouse space, with dimensions of 120' x 40', a double loading dock on the west side, and a 10' x 10' door. The building has 17'8" clear under beam.



- 17,420± SF Office/Warehouse Building
- 1,975± SF Recently Renovated Office Space (2026)
- Five Private Offices, Large Reception Area, Break Room, Two Restrooms
- 15,445± SF of Warehouse Space Across Two Buildings
- Clear Heights Up to 18'
- Multiple Loading Docks with Covered Loading Area
- Grade-Level Loading Door, 12' x 12'
- Centrally Located in Shreveport, Just Off Linwood Avenue

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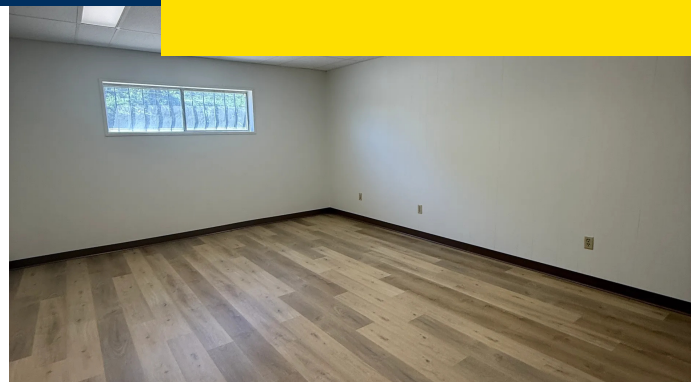
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