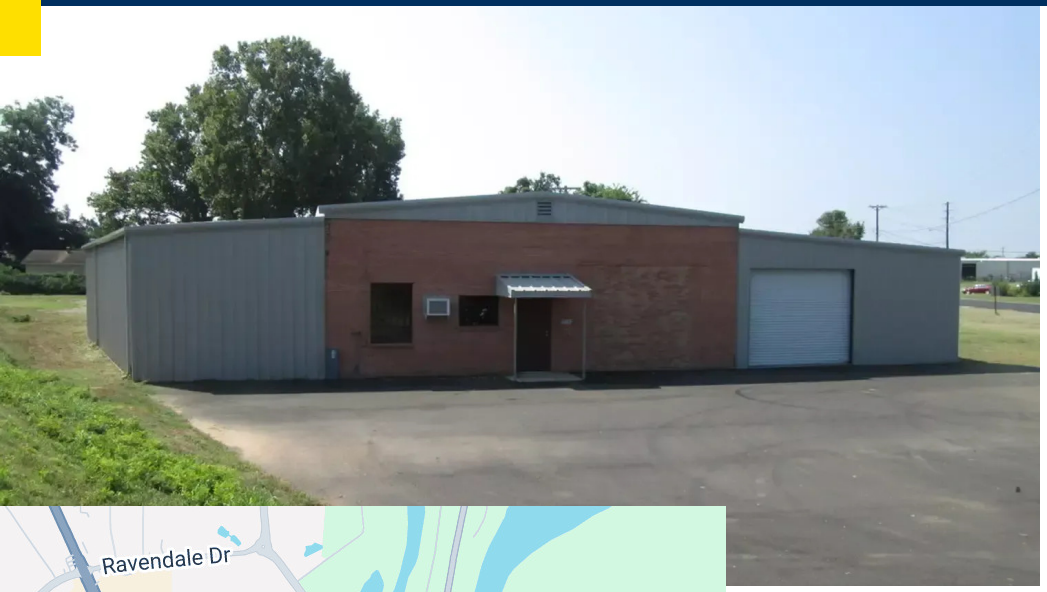
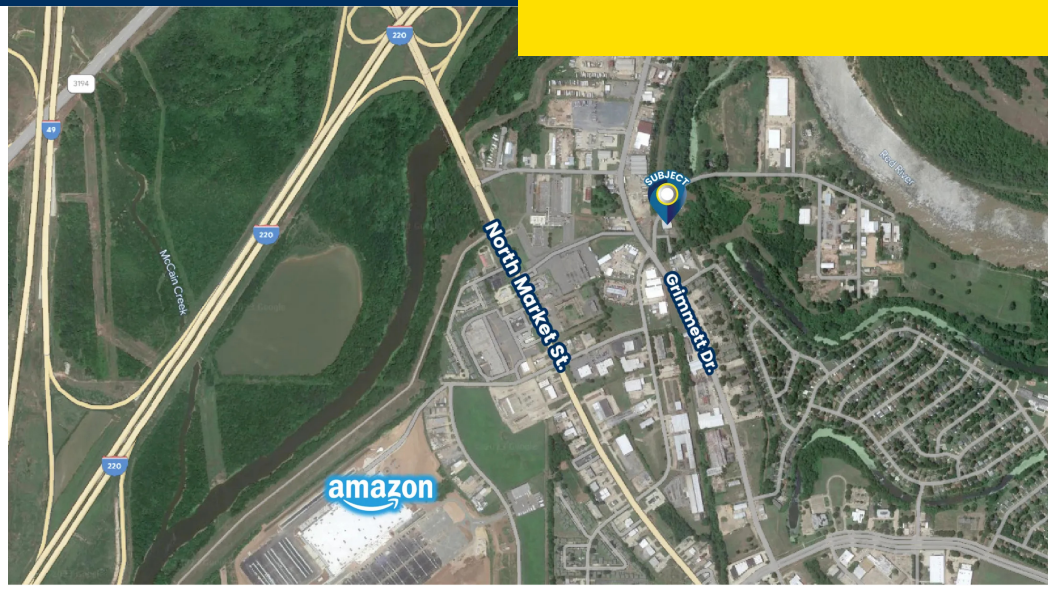
SEALY & COMPANY

1709 Wells Island Rd
Shreveport, LA 71107

Industrial Property For Lease







Offering Summary

Lease Rate:	$7.50 /SF/Year (NNN)
Monthly Lease:	$5,937.50/mo
Available SF:	9,500 SF
Lot Size:	1.39 Acres
Renovated:	2013

Location Overview

The property is located on Wells Island Road in North Shreveport's industrial corridor with access to North Market Street and Interstate 49. The site is positioned within an established industrial area serving warehouse, distribution, and service-related users.

Sealy Real Estate Services
333 Texas Street, Suite 1050
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SEALY & COMPANY

1709 Wells Island Rd
Shreveport, LA 71107

Industrial Property **For Lease**

Market	LA-Shreveport
Tax ID/APN	181414013000100
Type	Industrial
Subtypes	Flex Space, Mixed-Use, Light Industrial, Warehouse/Distribution
Office Space Available	Yes - Approx. 800 SF
Overhead Doors	4
Total No. of Buildings	1
Parking Type	Surface
Parking Spaces	15
Access	via Wells Island Rd. & Mallott Dr.
Roof Type	Arched
Construction/Siding	Brick/Aluminum Siding
Sprinklers	None
Lighting	LED
Heat Type	Electricity
Condition	Excellent

±9,500 SF office/warehouse facility situated on +/- 1.39 acres in North Shreveport. The building includes approximately ±800 SF of office space with a reception area, two private offices, and one restroom. Warehouse space features three overhead doors in the rear (two 12' x 10' and one 14' x 12') and one 12' x 10' overhead door in the front. The property also includes a ±0.5-acre fenced yard area on the south side of the building.



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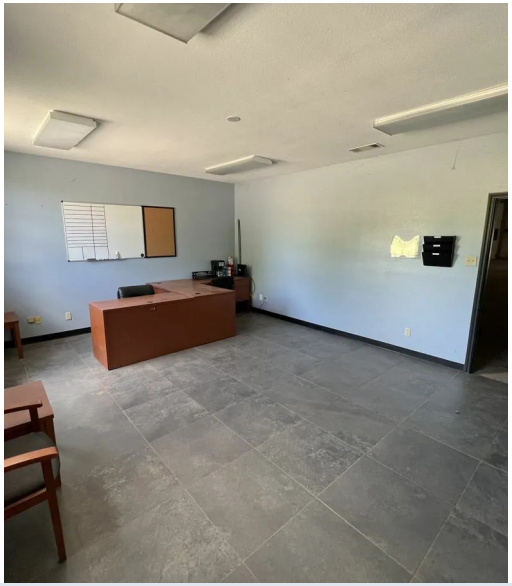
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Industrial Property
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