



Offering Summary

Price / SF:	\$58.33
Lease Rate:	\$8.75/SF/YR (NNN)
Available SF:	6,000 SF
Lot Size:	0.825 Acres

Location Overview

Positioned just off North Market Street/US Highway 71 (± 0.1 miles), with access to North Hearne Avenue (± 0.3 miles), I-220 (± 2 miles), Downtown Shreveport (± 4 miles), and I-20 (± 5 miles). The property offers connectivity to North Shreveport, Bossier City, and the region's primary industrial and distribution corridors.



Property Type	Industrial
Property Subtype	Warehouse/Distribution
APN	181423059002800

Industrial warehouse and office facility offering $\pm 5,060$ SF on the first floor with an additional ± 940 SF of second-floor office space ($\pm 6,000$ SF total). The property is currently configured with warehouse, showroom, and office areas, providing flexibility for a variety of industrial, distribution, service, or contractor users. The building currently offers $\pm 2,700$ SF of warehouse space, with the showroom convertible to additional warehouse for up to $\pm 3,900$ SF of total warehouse capacity. The building features a 24' clear height, one 12' x 14' grade-level overhead door, three restrooms, a break room, a roof replaced in March 2025 (60-mil TPO, 15-year material warranty), a security system, and a fully fenced $\pm 60'$ x $\pm 60'$ yard, on a ± 0.8 -acre site. Zoned I-1 and situated within an established industrial/commercial corridor, the property offers functional space for warehousing, light manufacturing, distribution, or service operations.

- $\pm 6,000$ SF total
- $\pm 5,060$ SF first-floor warehouse/showroom/office space
- ± 940 SF second-floor office area
- $\pm 2,700$ SF warehouse (expandable to $\pm 3,900$ SF by converting showroom)
- 24' clear ceiling height
- One 12' x 14' grade-level overhead door
- Fully fenced $\pm 60'$ x $\pm 60'$ yard
- Additional yard expansion may be available subject to landlord approval and lease terms
- Three restrooms and a break room
- Roof replaced March 2025 (TPO, 15-year material warranty)
- Security system wiring in place
- ± 0.8 -acre site
- I-1 Industrial zoning
- Suitable for warehouse, distribution, contractor, or service operations

