SEALY & COMPANY

1780 Grimmett Dr
Shreveport, LA 71107

Industrial Property **For Lease**





Offering Summary

Lease Rate:	$8.75/SF/ Year (NNN)
Monthly Rent:	$4,375
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.

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Property Type	Industrial
Property Subtype	Warehouse/Distribution
APN	181423059002800

Industrial warehouse and office facility offering ±5,060 SF on the first floor with an additional ±940 SF of second-floor office space (±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 ±2,700 SF of warehouse space, with the showroom convertible to additional warehouse for up to ±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 ±60' x 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.

- ±6,000 SF total
- ±5,060 SF first-floor warehouse/showroom/office space
- ±940 SF second-floor office area
- ±2,700 SF warehouse (expandable to ±3,900 SF by converting showroom)
- 24' clear ceiling height
- One 12' x 14' grade-level overhead door
- Fully fenced ±60' x 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

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