



INDUSTRIAL PROPERTY FOR SALE

Industrial Opportunity

6702 Linwood Avenue, Shreveport, LA 71103

Presented By:

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PROPERTY DESCRIPTION

Introducing an exceptional opportunity for industrial or manufacturing investors: 6702 Linwood Avenue, Shreveport, LA. This 40,700 SF property, zoned C-3, features a main building with 37,000 SF and 35' clear height. And a second building with 4,700 sf. with 45' Clear Height with a 3-ton crane. Two units, providing versatility and potential for multiple uses. With its close proximity to I-20 and I-49 Intersect, this strategic location offers an ideal setting for industrial and manufacturing operations. Boasting ample space, 3-phase electrical, and zoning flexibility, this property presents a compelling investment opportunity for those seeking a solid foundation for business growth and development.

PROPERTY HIGHLIGHTS

- +/-2.5 Acres
- 40,700 USF
- Two Units
- Zoned C-3

OFFERING SUMMARY

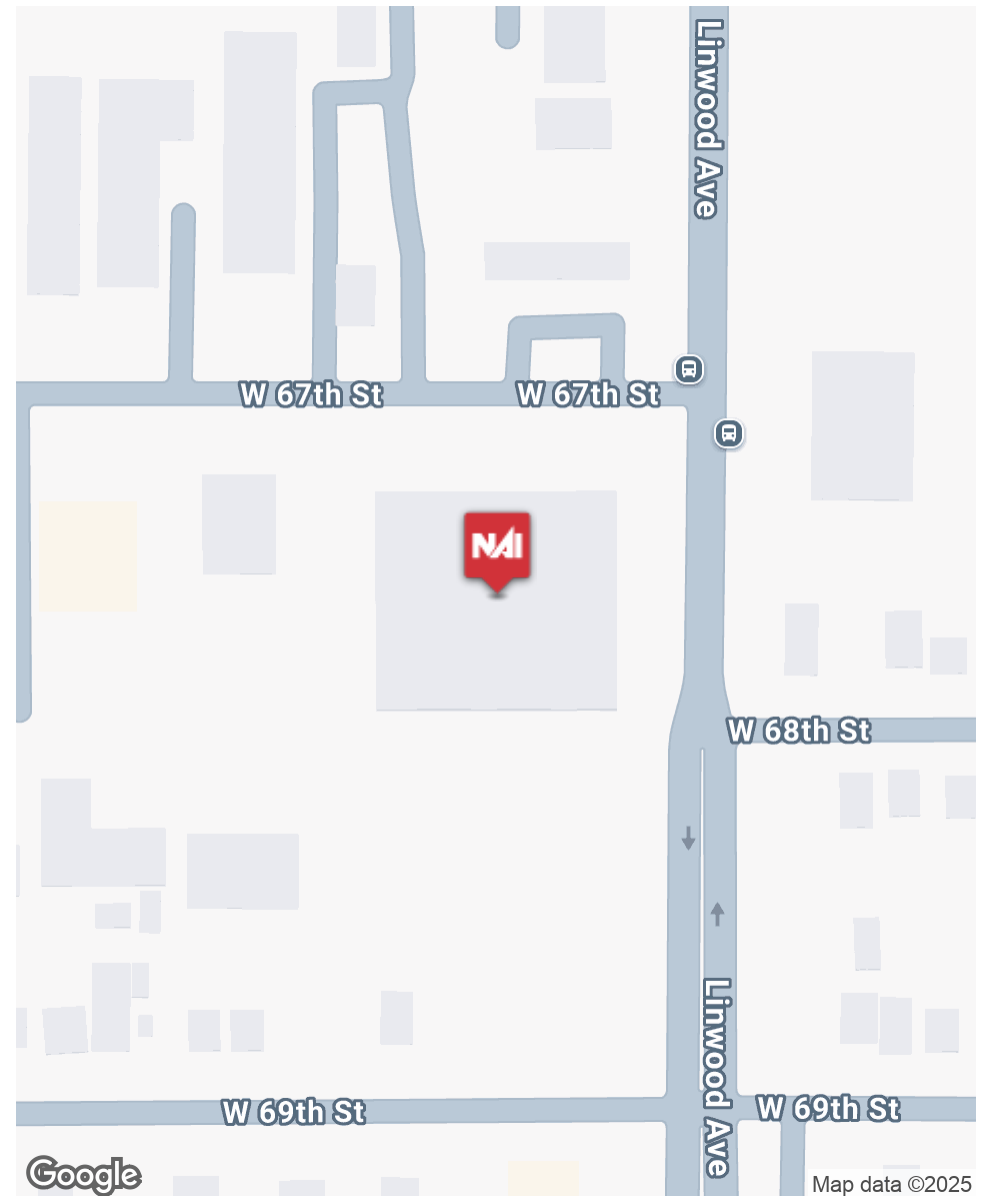
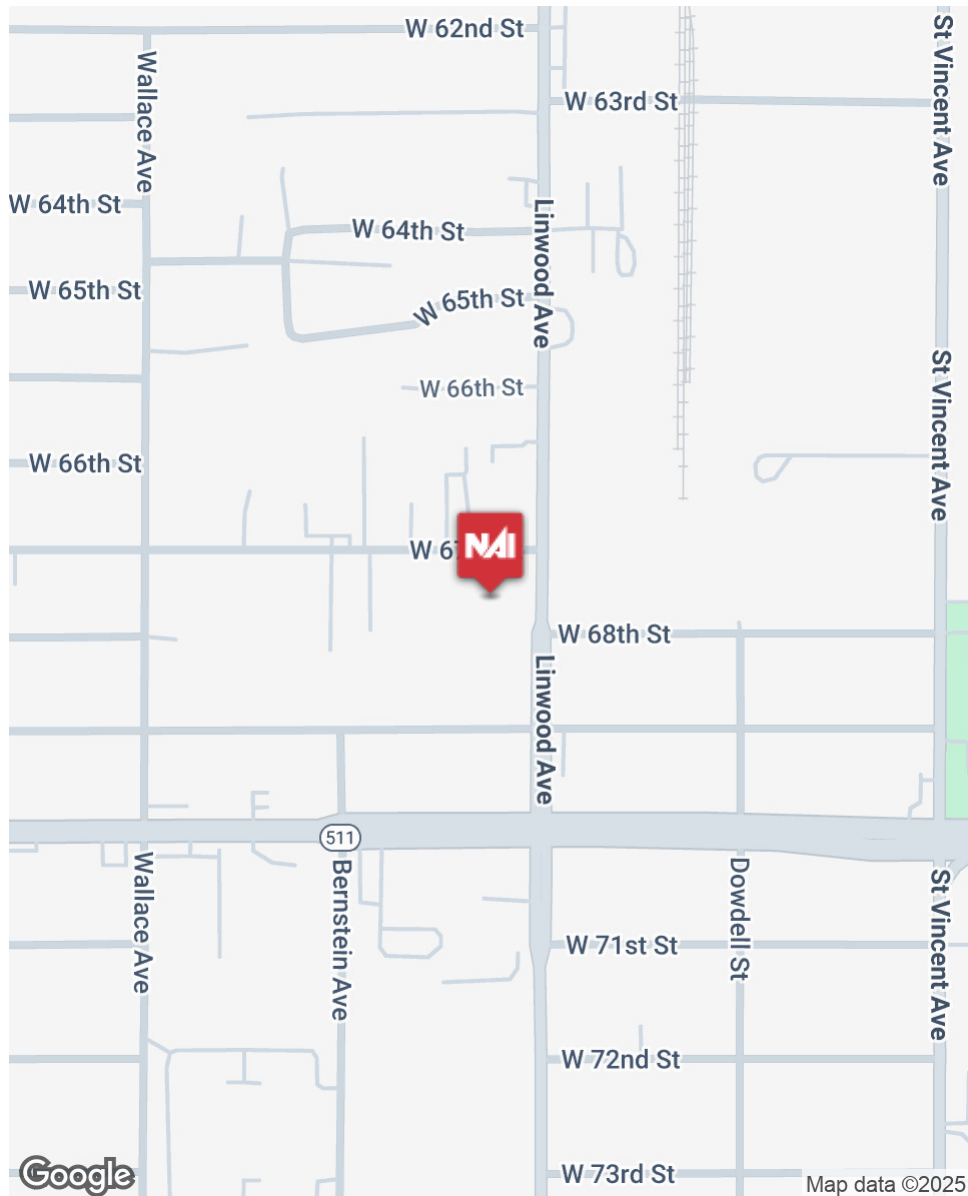
Sale Price:	\$2,000,000
Number of Units:	2
Lot Size:	2.5 Acres
Building Size:	40,700 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	273	693	2,836
Total Population	641	1,625	6,932
Average HH Income	\$28,516	\$29,133	\$36,460

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For More Information:

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