



INDUSTRIAL PROPERTY FOR SALE

# Industrial Opportunity

6702 Linwood Avenue, Shreveport, LA 71103

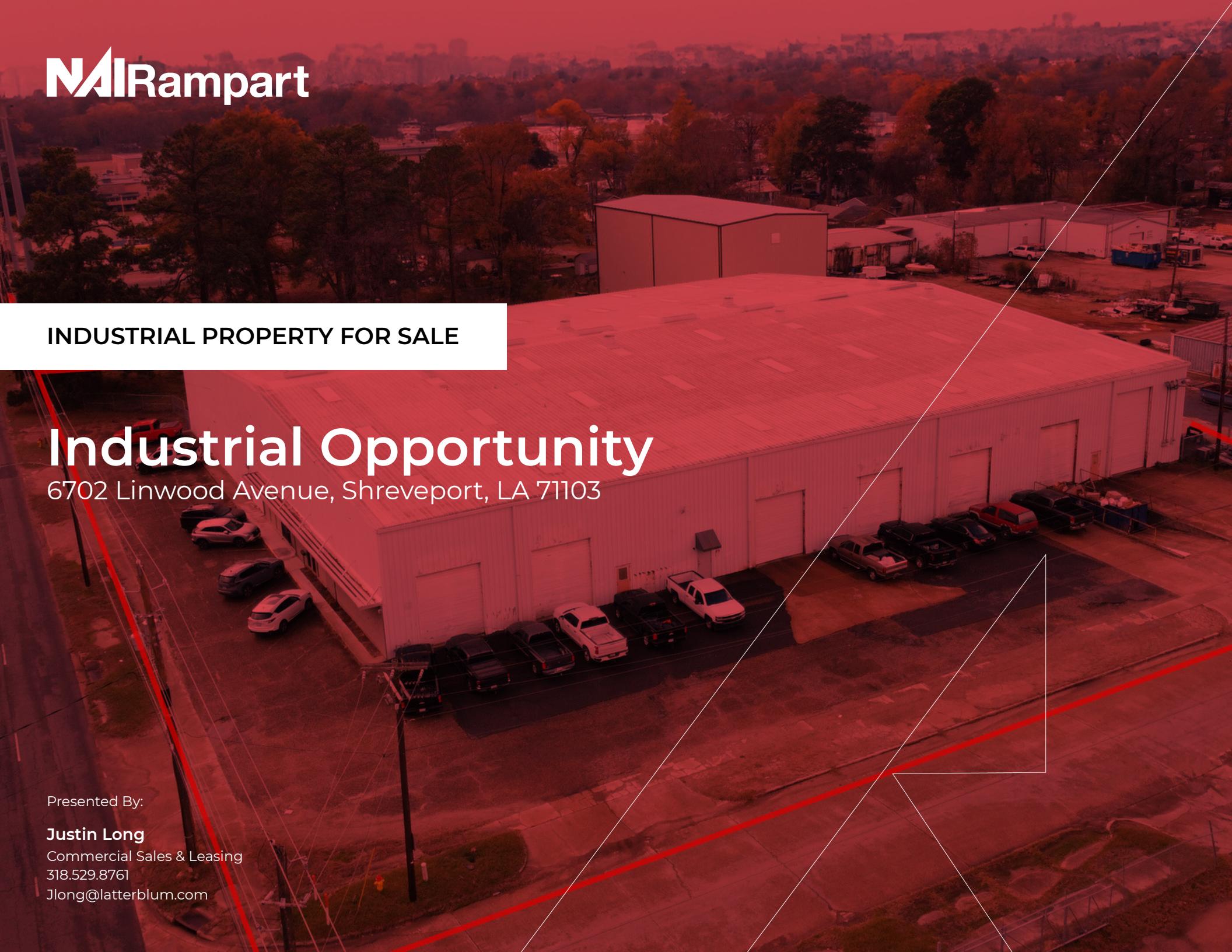
Presented By:

**Justin Long**

Commercial Sales & Leasing

318.529.8761

[Jlong@latterblum.com](mailto:Jlong@latterblum.com)





### 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

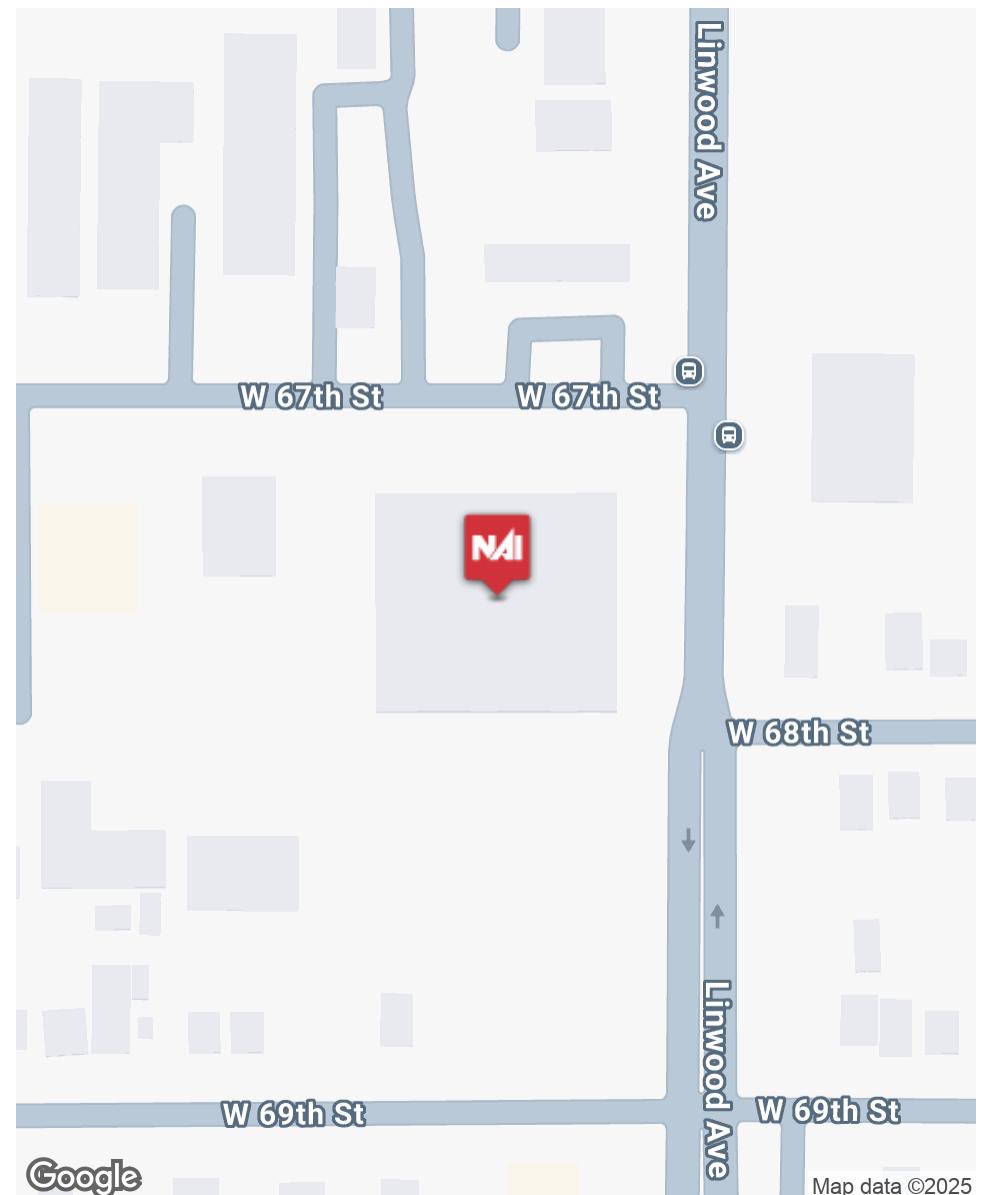
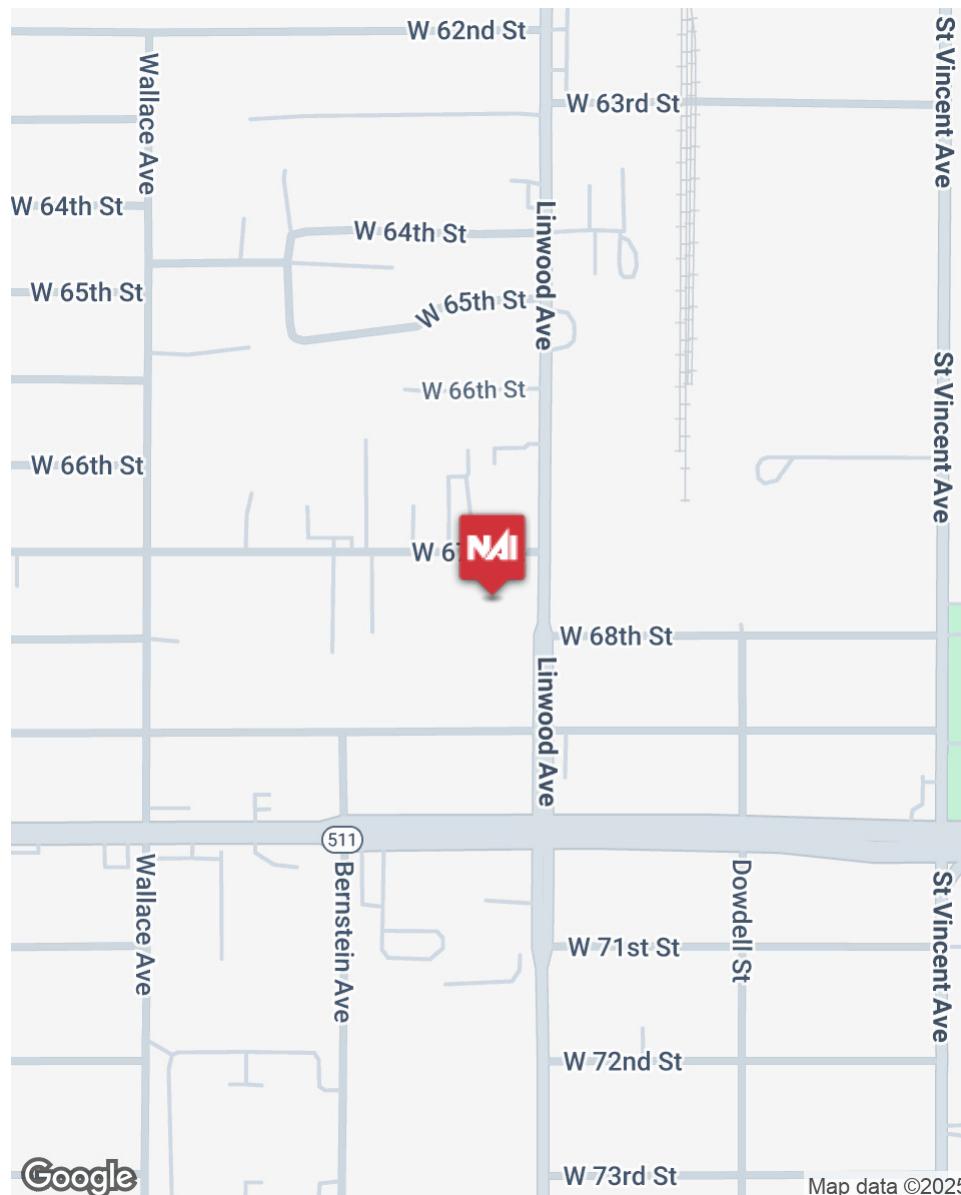
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	273	693	2,836
Total Population	641	1,625	6,932
Average HH Income	\$28,516	\$29,133	\$36,460

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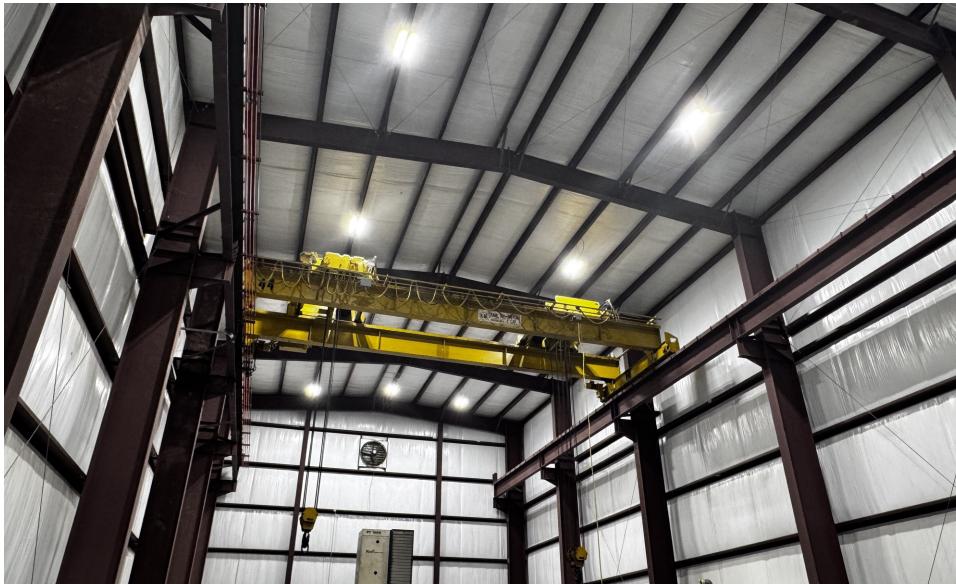


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For More Information:

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[Jlong@latterblum.com](mailto:Jlong@latterblum.com)

**NALRampart**

4615 Parliament Drive, Ste 100  
Alexandria, LA 71303  
[www.rampartcre.com](http://www.rampartcre.com)