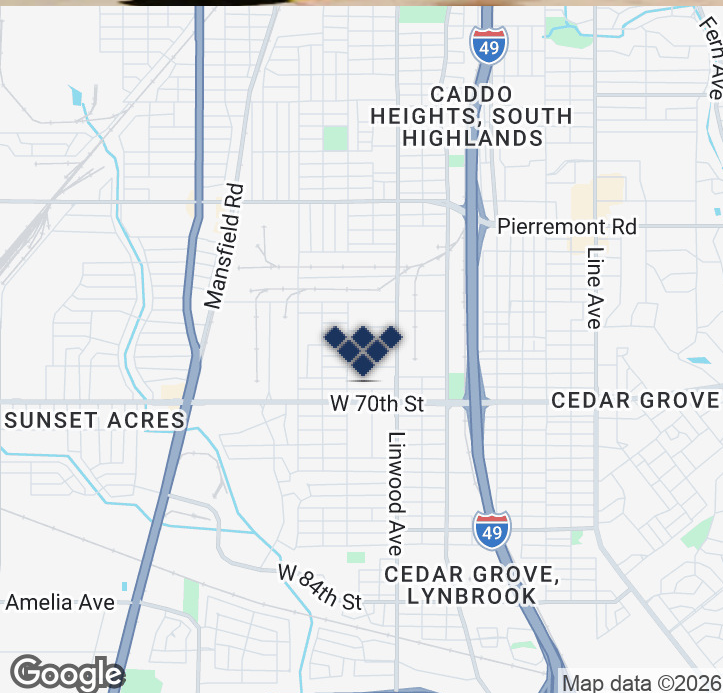




**509 East 67th Street
6000 SF Warehouse
Newly Renovated**

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Offering Summary

Lease Rate:	\$7 - 12.00 SF/yr (MG)
Building Size:	8,400 SF
Available SF:	6,000 SF
Lot Size:	0.901 Acres

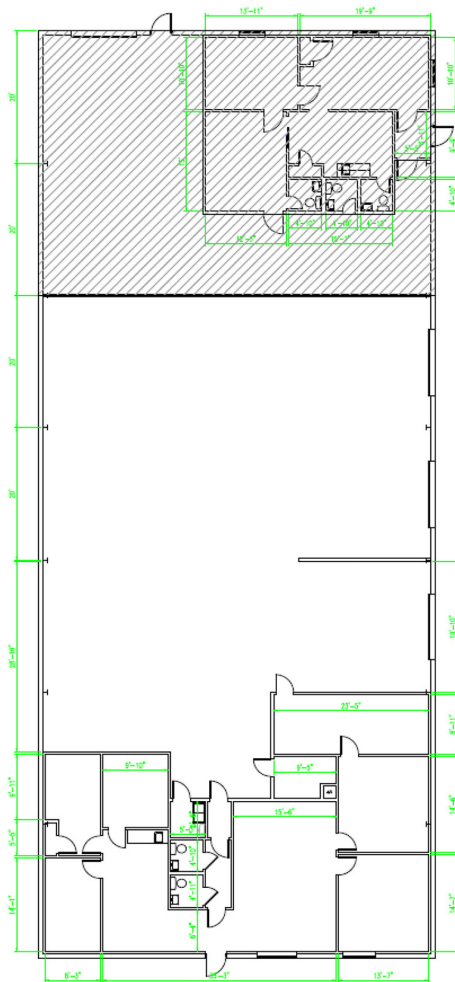
Property Overview

8,400 SF Standalone Warehouse/Office. Newly Renovated, including a new roof. Space is currently divided into two suites, each with office footprints, storefronts, overhead doors and restrooms. The office footprint is flexible and can accommodate a range of sizes as the Landlord is willing to tailor office space to meet Tenants needs.

Warehouse includes; (4) Grade Level Overhead Doors, 3 Phase Power and single phase power via separate meters, natural gas, and city water. The yard is fully fenced and lit via dusk till dawn lighting around the building. Office footprint is flexible as the Landlord will build out the office space for a long-term tenant. Please see Agent for additional details.

*Owner/Agent: Listing agent holds an ownership interest in this property and is acting on his/her own behalf.

509 W 67th St., Shreveport, LA



THIS PLAN IS INTENDED FOR REPRESENTATIONAL PURPOSES ONLY. ALL INFORMATION IS SUBJECT TO CHANGE.

