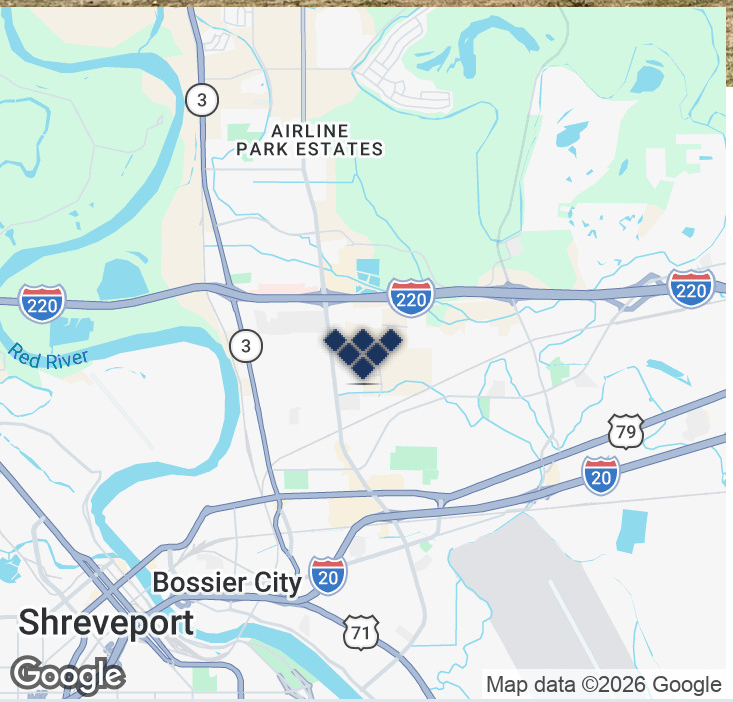
SEALY & COMPANY

2911 Douglas Dr.
Bossier City, LA 71111

Industrial Property
For Sale & Lease





Offering Summary

Sale Price:	$975,000
Lease Rate:	$6,000 per month (NNN)
Building Size:	16,606 SF
Lot Size:	1.18 Acres
Price / SF:	$58.71
Zoning:	B3

Location Overview

This 16,606-square-foot commercial building sits on approximately 1.18 acres in North Bossier. 0.5 miles east of Airline Drive, it offers excellent access to I-220 (1 mile), Hwy. 80, I-20, and is located near the North Bossier Industrial sector. The property is located on the rear east portion of Lowe's, next to Altitude Trampoline Park.

Sealy Real Estate Services
333 Texas Street, Suite 1050
Shreveport, LA 71101

318.222.8700
www.sealynet.com

Roland Ricou
Direct 318.698.1109
Mobile 318.773.3357
RolandR@Sealynet.com

Melissa Riddick, SIOR
Direct 318.698.1110
Mobile 318.218.4987
MelissaR@Sealynet.com

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Building Name	2911 Douglas Drive
Property Type	Industrial
Property Subtype	Manufacturing
Parking Spaces	36

The property at 2911 Douglas Dr, Bossier City, LA 71111, offers a 16,606-square-foot commercial building on approximately 1.18 acres in North Bossier. The building includes a well-appointed 2,115-square-foot office area, recently updated with fresh paint and new flooring, featuring a reception area, six offices, a break room, and two restrooms. The property also boasts three separate warehouse/storage areas:

+ Warehouse 1 spans 4,846 square feet and is fully climate-controlled, plus an additional 900+/- square-foot storage area with its own restroom and shower. A 10' x 10' grade-level door connects to Warehouse 3.

+ Warehouse 2 is 4,116 square feet and has a 10' x 10' dock-high door and truck well on the east side.

+ Warehouse 3 covers 4,629 square feet, with a 10' x 10' grade-level door on the east side and another 10' x 10' grade-level door leading to a spacious parking area to the north.



- Prime 16,606 SF building near Airline Drive
- Ideal for retail, flex, office, or warehouse
- 1,950 SF updated office space available
- Three warehouses totaling over 13,500 SF
- High-visibility location with available signage.
- Would work very well for RETAIL, FLEX, OFFICE or WAREHOUSE
- Currently has 1,950 SF of office space with grade and dock doors available
- Signage available

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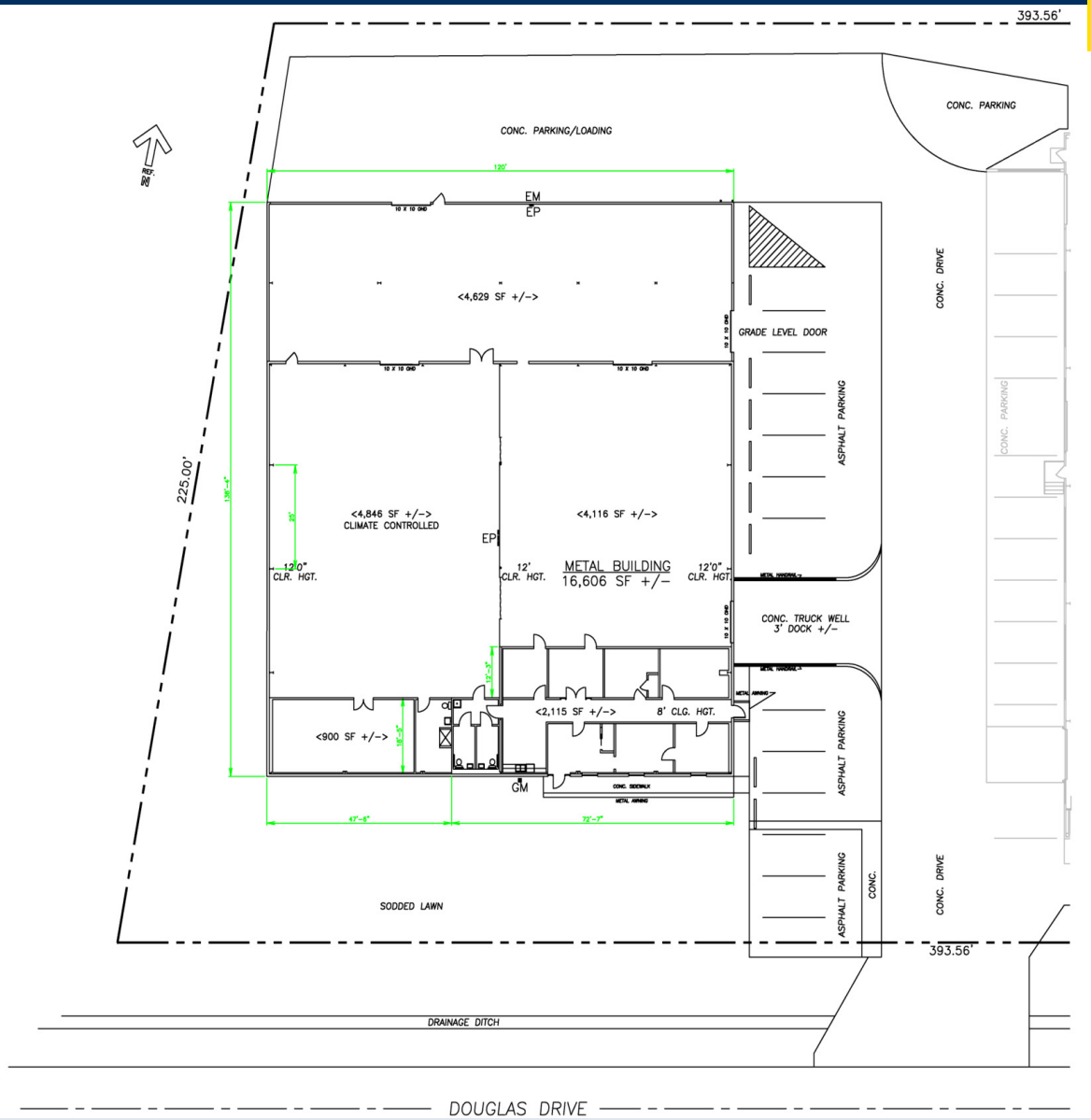
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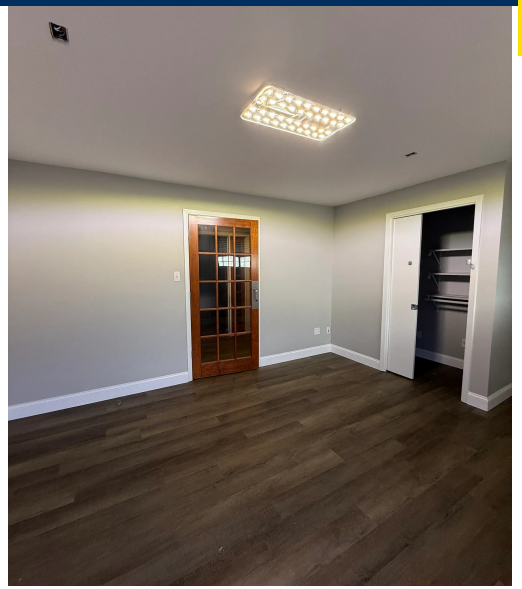
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