

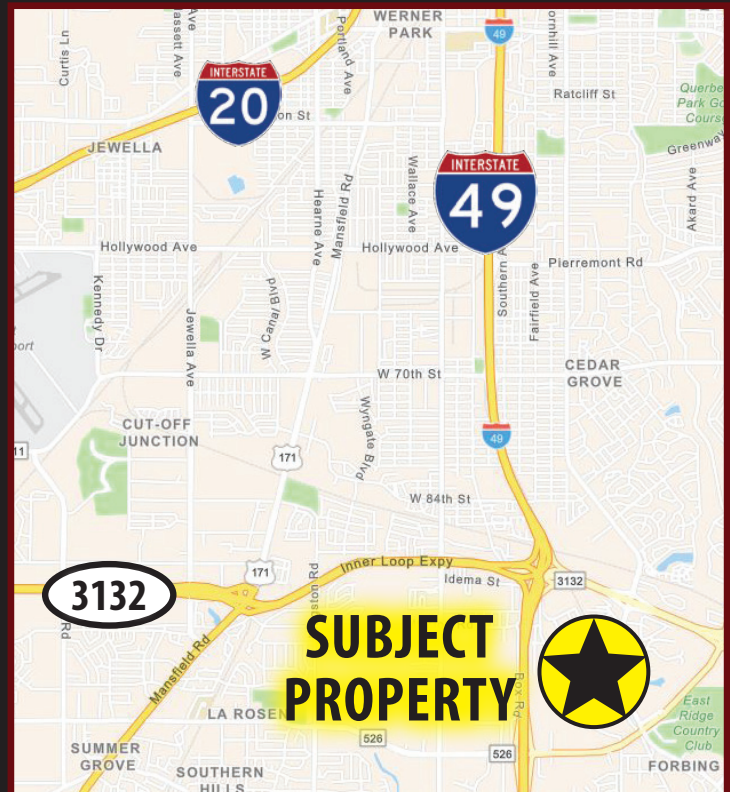


OFFICE/FLEX BUILDING FOR LEASE

9700 ST. VINCENT AVENUE, SHREVEPORT, LA 71106

Conveniently located on St. Vincent Avenue, approximately 3/4 mile north of intersection of St. Vincent and Industrial Loop (LA Hwy. 526).

- Building contains a total of 9,600 square feet. Approximately 4,850 square feet is office, inventory and assembly area and the balance of 4,750 square feet is shop/warehouse. The building is 100% climate controlled.
- There is approximately 970 square feet of assembly area/lab that could easily be retrofitted for additional shop/warehouse area if needed.
- Office area contains reception area, one small office, two larger offices, kitchen, meeting room, conference room, copier/work room, inventory room and two restrooms.
- The shop/warehouse has 12' 9" sidewall heights and two 10' (h) X 12' (w) overhead doors. One is grade level and one is dock (truck well). There is a shop office and shop restroom.
- Site contains approximately 3 acres.



For more information, contact:

G. Archer Frierson, III, CCIM, SIOR

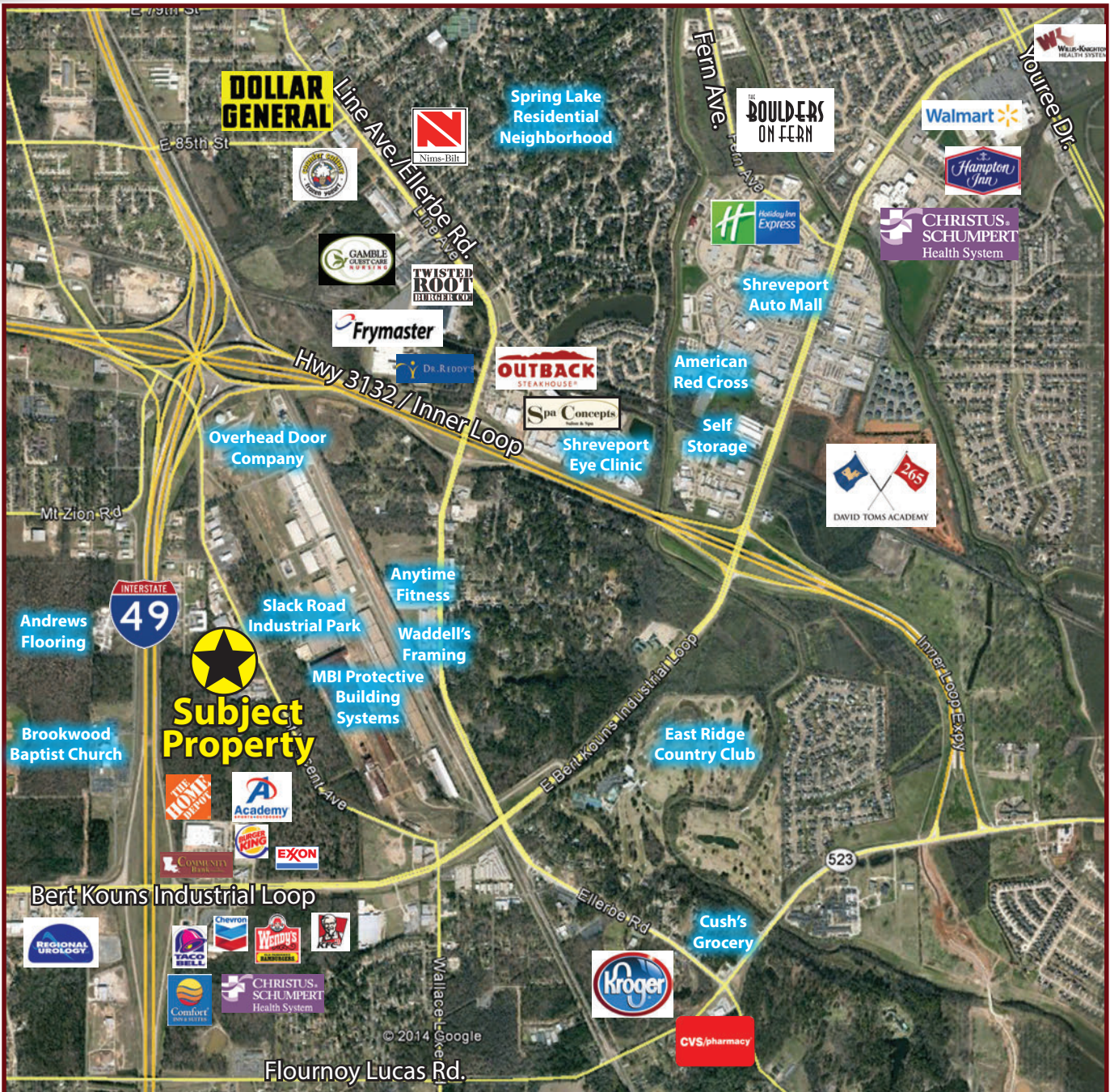
318.222.2244 | gfrierson@vintagerealty.com

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