

### Offering Summary

Lease Rate:	\$7,500/Month (NNN)
Building Size:	5,390 SF
Available SF:	5,390 SF
Lot Size:	4.7 ac

### Location Overview

Located in Shreveport's established North Industrial Corridor, the property sits just off N. Market / US Hwy. 71 ( $\pm 0.4$  miles), with access to I-220 ( $\pm 0.9$  miles) and I-20 ( $\pm 1.1$  miles). The surrounding area includes industrial, automotive, and government-related users, with Shreveport Downtown Airport approximately 2 miles to the southeast.

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Property Type	Industrial
Property Subtype	Office/ Warehouse

**Property Highlights – 1315 Grimmert Drive, Shreveport, LA**

±5,390 SF steel building situated on over 4 acres of stabilized asphalt yard, ideal for vehicle storage, equipment staging, or outdoor operations

Functional office layout totaling ±2,038 SF, including original 868 SF office plus a recent 1,170 SF addition featuring private offices, kitchen, and restrooms

Warehouse/shop area of ±3,352 SF divided into two functional drive-through bays

**Warehouse Features**

Two (2) grade-level drive-through bays with 9'×12' and 12'×12' overhead doors

Clear heights ranging from approximately 13' to 15'

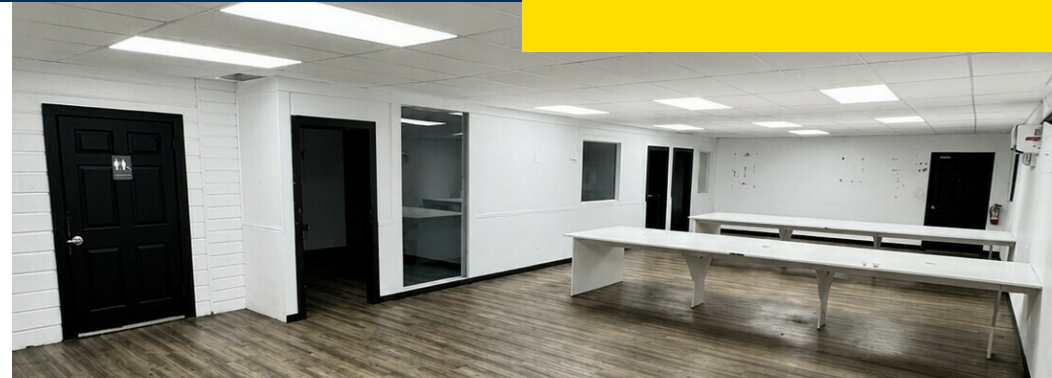
Third bay currently enclosed by office addition (±1,170 SF) removable if tenant requires additional warehouse capacity; bay features 16'×12' drive-through doors

West side canopy spanning the full length of the building with 14'–16' clearance, provides covered staging, loading, or equipment access

Extensive paved yard offers flexibility for a wide range of industrial and service-oriented uses

Formerly operated as an auto auction facility, well-suited for automotive, logistics, contractor, or fleet-based tenants





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