



**8279 West Antoine Loop
TRACT 1A: 2+/- Acres**

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Tract 1A Property Details

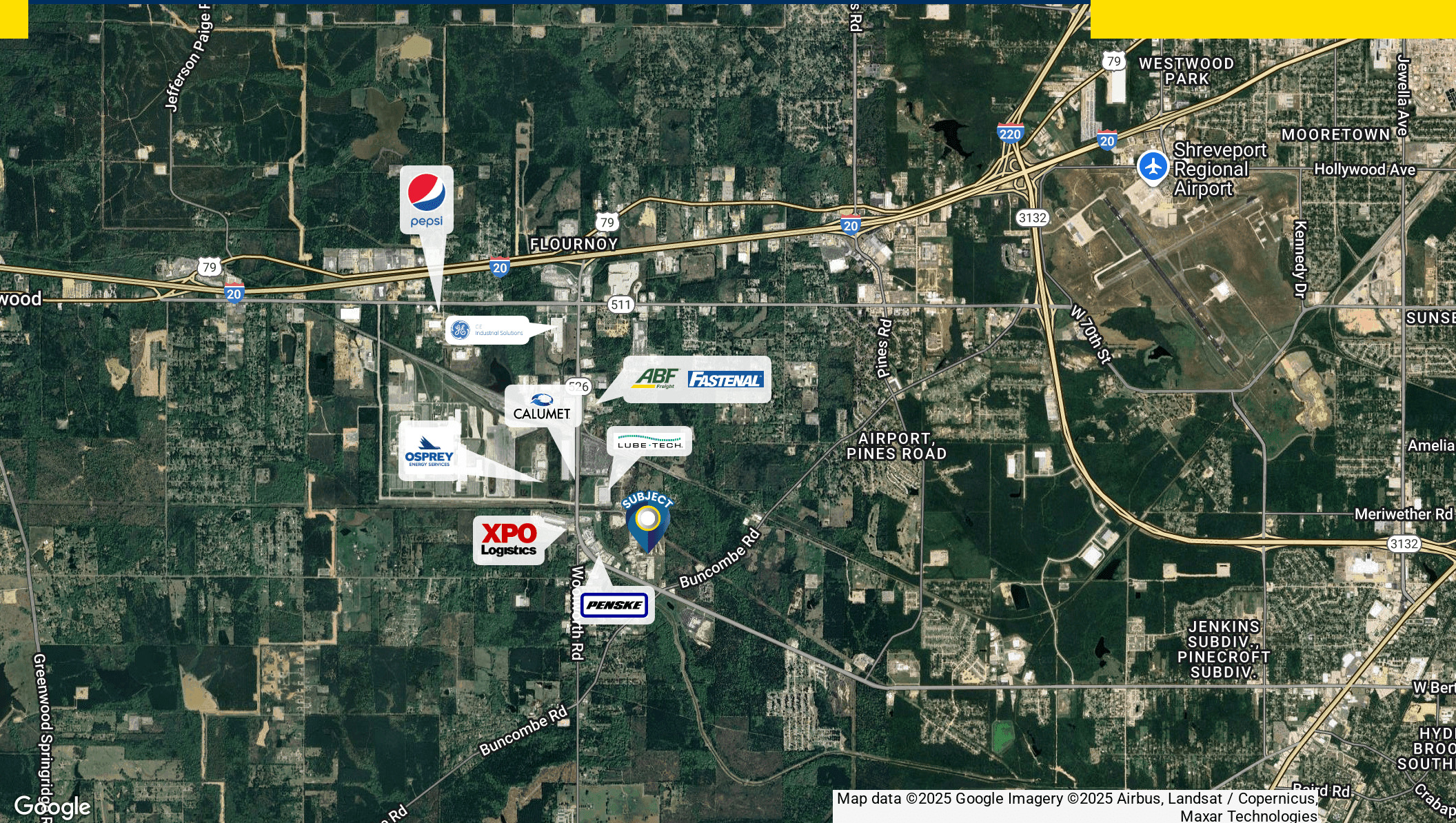
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|-------------------|--------------------------|
| Land Area | 2 acres |
| Lease Rate | \$1,800 / Acre (Monthly) |
| Base Monthly Rate | \$3,600 |
| Lease Type | Gross |
| Zoning | I-1 |
| Lot Depth | 656 Feet |
| Topography | Level |
| Opportunity Zone | Yes |

Property & Location Overview

Approximately 2-acres of Fenced cleared, grade level, and new rock available for lease located on W. Antoine Loop. Adjacent land also available for lease.

The property is located on the west side of Shreveport in a heavy industrial area surrounded by extensive manufacturing facilities and distribution warehouses. Major companies in the area include Calumet, LubeTech, BJ Services, and Hyundai Glovis. It's located 1.8 miles south of Interstate 20, 5.7 miles from LA Inner Loop Hwy 3132, and less than seven miles from Shreveport Regional Airport. Land splits are available.





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