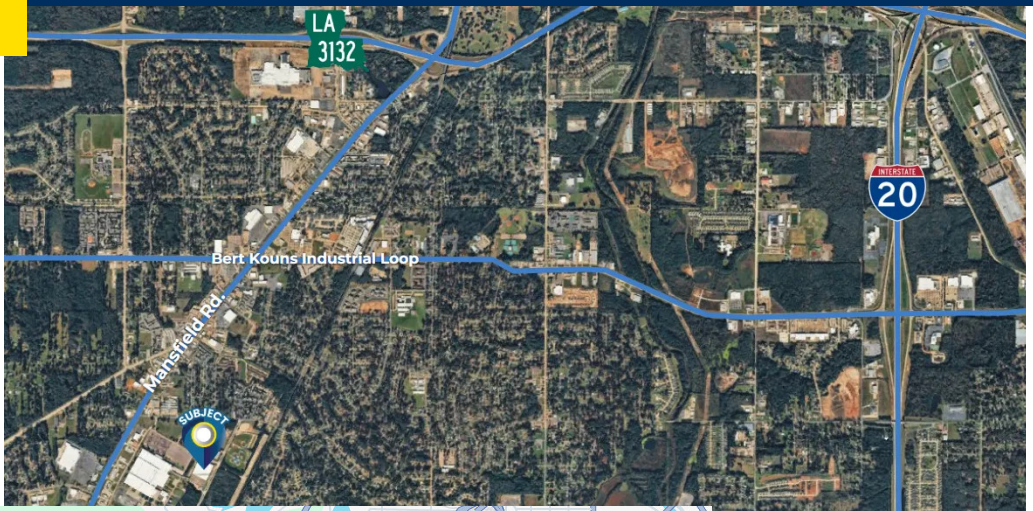
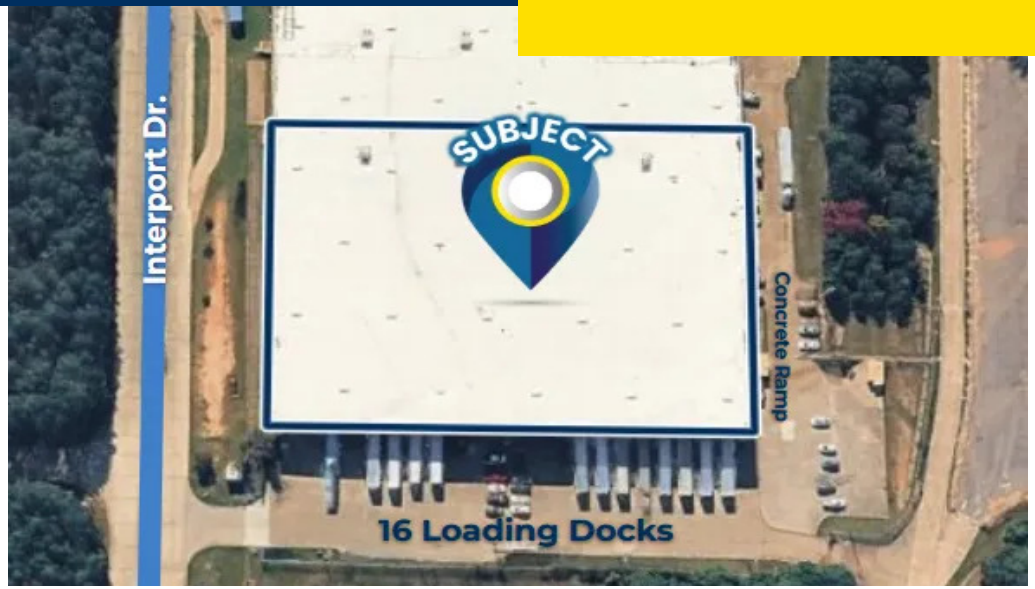
SEALY & COMPANY

9630 Interport Dr
Shreveport, LA 71118

Industrial Property **For Lease**







Offering Summary

Lease Rate:	$3 SF/yr (NNN)
Building Size:	250,575 SF
Available SF:	112,000 SF
Lot Size:	10.737 Acres
Year Built:	1986
Zoning:	I-1

Property Overview

±112,000 SF industrial space available for sublease within a ±250,575 SF warehouse and distribution building located on ±10.74 acres. The space includes ±6,000 SF of office and ±106,000 SF of warehouse with 26' clear height. Loading is served by 16 dock high doors (8'6" x 10') located on the north side of the building and a (forklift) concrete ramp on the west side of the building, accommodating both truck and drive in loading.

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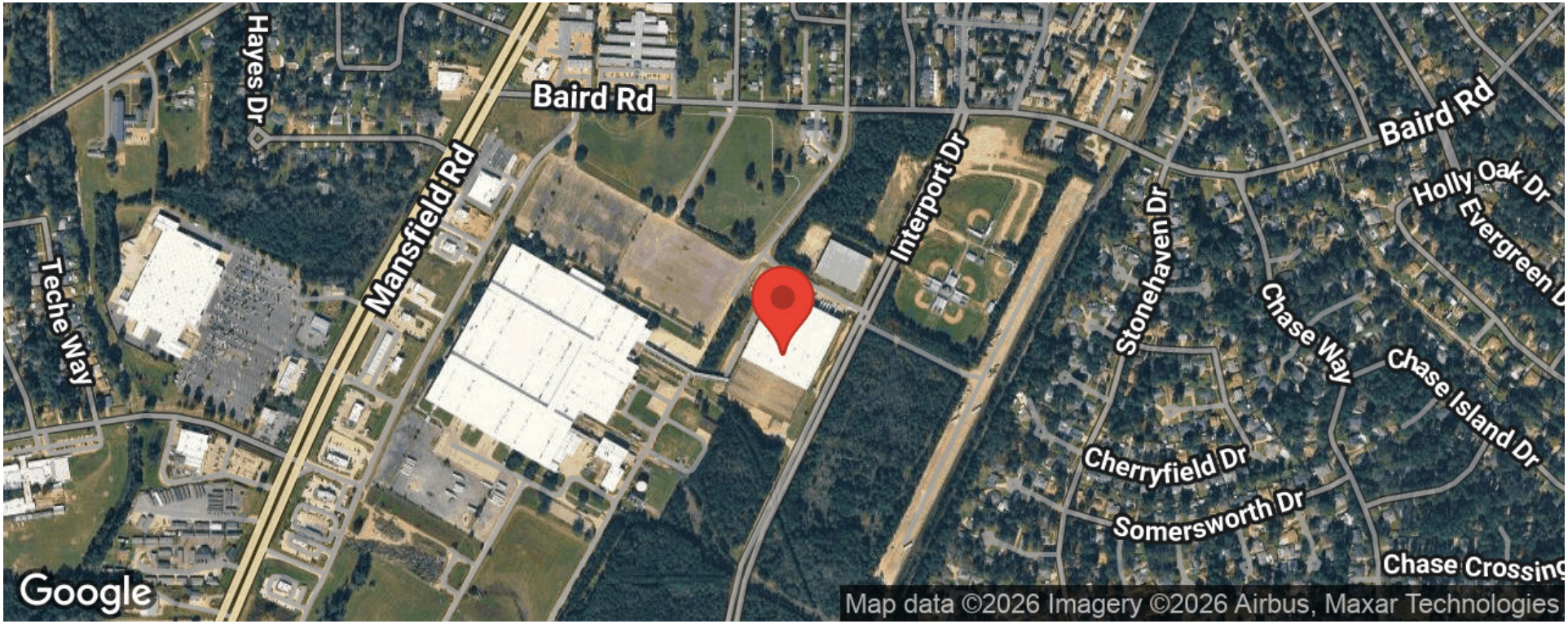
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Industrial Property **For Lease**



Location Description

Positioned on Interport Drive off Baird Road in the Southern Hills area of south Shreveport, the property is just off US Hwy 171 (Mansfield Road), providing access to Bert Kouns Industrial Loop (±1 mile), I-49 (±3.5 miles), Shreveport Regional Airport (±7.5 miles) and the Port of Caddo-Bossier (±13 miles) offering connectivity to major transportation routes and commercial areas throughout the Shreveport-Bossier market. The surrounding Mansfield Road corridor includes established industrial facilities along with continued retail growth anchored by a Walmart Supercenter.

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