

FOR SALE OR LEASE

4,800 SF INDUSTRIAL BUILDING WITH OFFICE SPACE

603 MT. ZION, SHREVEPORT, LA 71106



For information, contact:

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LIGHT INDUSTRIAL | OWNER-USER | INVESTMENT OPPORTUNITY



4,800 SF Light Industrial Building with Office Space and additional 1,600 SF Covered Storage

- 4,800 SF industrial building
- Approximately 1,600 SF of covered storage
- Constructed in 2016
- 18' sidewalls | 23' peak
- Four 12' x 14' ground-level overhead doors
- 4 private offices
- Showroom
- Conference room
- Break room
- 1 restroom
- Additional second-level storage
- Extensive wood/material racking and storage
- Two 3-ton HVAC units, approximately 5 years old
- 8' chain-link security fencing with barbed-wire top
- Interior and exterior security cameras
- Alarm system
- Two Conex storage containers with roll-up doors
- Multiple covered storage areas
- Guttered building



Shreveport's light-industrial market is entering a period of increased demand. Hyperscale development across Northwest Louisiana, combined with renewed Haynesville Shale activity, is creating additional demand from contractors, suppliers, service companies, and industrial users—putting pressure on the supply of functional, well-equipped industrial properties.

603 Mt. Zion Rd. presents an opportunity for both end users and investors to capitalize on that momentum. Built in 2016, the property features approximately 4,800 SF of warehouse and office space plus approximately 1,600 SF of covered storage. With four oversized ground-level bay doors, high sidewalls, secure fenced storage, office and showroom space, and extensive existing storage infrastructure, the property is set up for a wide range of industrial and service related operations.

SALES PRICE: \$675,000.00

LEASE PRICE: \$5,500.00 NNN

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BUILT FOR TODAY. POSITIONED FOR WHAT'S NEXT.

The combination of warehouse functionality, secure storage, office space, oversized bay doors, and covered work/storage areas makes 603 Mt. Zion Rd. particularly well suited for contractors, construction companies, energy-service businesses, equipment operations, distribution users, and other light-industrial occupants.

For an owner-user, it offers a move-in-ready operational facility. For an investor, it provides an opportunity to own functional industrial real estate in a Shreveport market benefiting from expanding hyperscale development and Haynesville-related activity.



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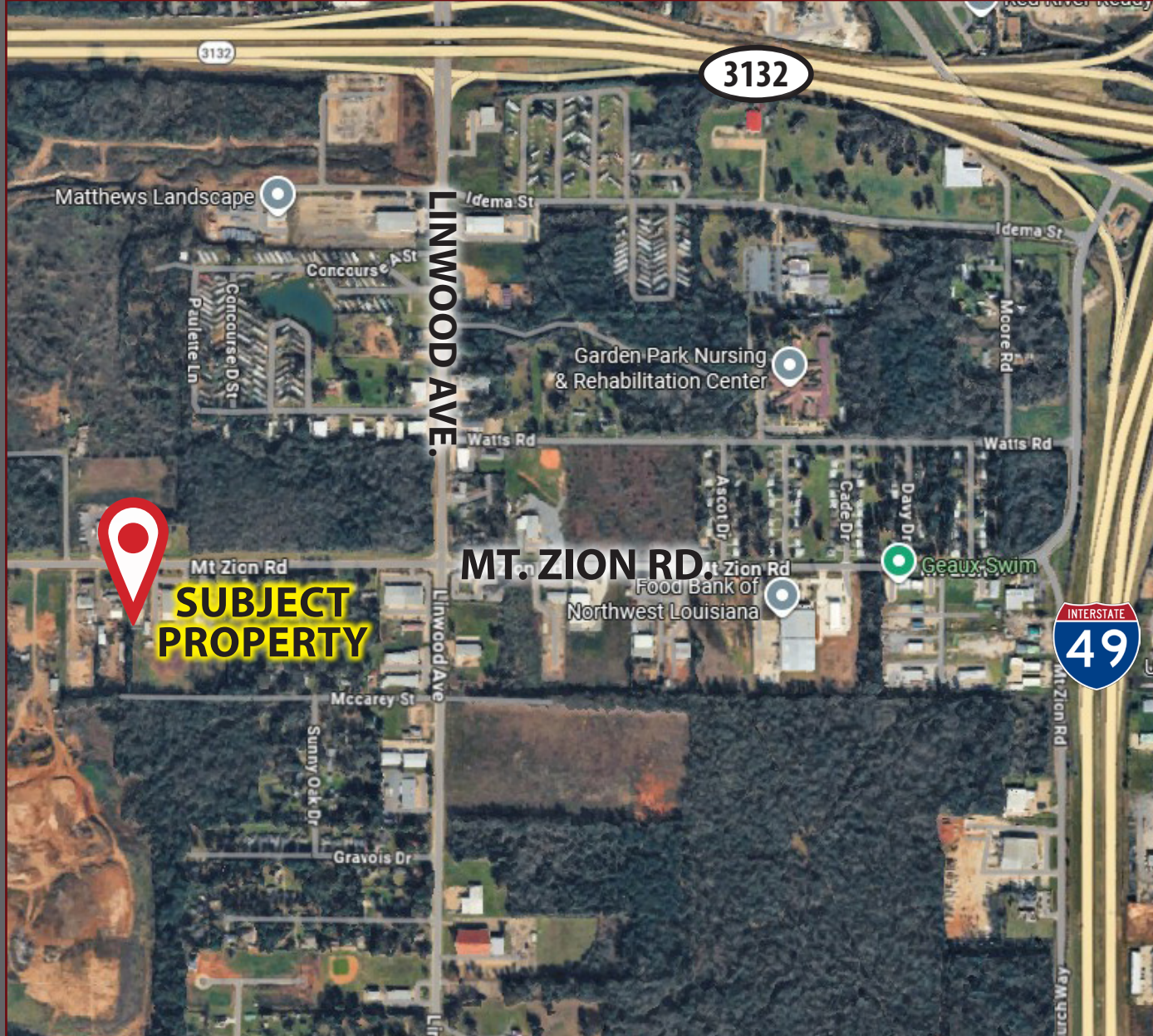
2026 DEMOGRAPHICS

Radius	Population	Avg HH Income	# of Households
1 mile	4,295	\$52,766	1,730
3 mile	47,601	\$70,068	19,985
5 mile	112,010	\$87,747	48,534

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