



# WAREHOUSE/INDUSTRIAL PROPERTY FOR LEASE

2420-2426 BELL STREET, SHREVEPORT, LA 71103

- 14,000 ± SF of Warehouse and Office Space
- 3 Detached Buildings
- Building 1: 7,921 SF (3,080 SF Office/4,841 SF Warehouse)
- Building 2: 2,342 SF Warehouse
- Building 3: 4,000 SF (1,170 Office/2,830 SF Warehouse)
- 1.3 Acres
- Zoned I-2 - Heavy Industrial
- \$6.55/SF Modified Gross Lease
- Easy access to I-49 and I-20



For more information, contact:

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## BUILDING 1

- 7,921 SF (3,080 Office/4,841 Warehouse)
- Recently renovated office space
- Kitchen
- 2 restrooms
- 2 overhead doors
- Mezzanine storage



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## BUILDING 2

- 2,342 SF Warehouse
- (1) 12'x12' Grade Level Overhead Door
- (1) 10'x10' Grade Level Overhead Door
- 15' to 21' Ceiling Heights



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## BUILDING 3

- 1,170 SF Office Space
- 3 Offices
- Kitchen/Reception
- Mezzanine Storage
- (1) 12'x14' Grade Level Overhead Door
- (1) 10'x10' Grade Level Overhead Door
- 15' to 17'6" Ceiling Heights



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