SEALY & COMPANY

6040 LA- 175
Frierson, LA 71027

Industrial Property
For Sale & Lease



3 Buildings
26 Acres
47,000 SF

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Offering Summary

Sale Price:	Contact Agent
Lease Rate:	$58,000 per month (NNN)
Available SF:	47,000 SF
Lot Size:	26 Acres

Location Overview

Offering easy location access on LA Highway 175 approximately 1 mile from its interchange with I-49 in Frierson, LA. The property is also in proximity to US Highway 171 and LA Highway 1, providing additional regional connectivity through DeSoto Parish. Located within the Shreveport-Bossier regional market, Shreveport is approximately a 25± minute drive, supporting access to labor, services, and logistics networks.

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Large industrial complex, built in 2010, containing three industrial buildings and canopied fuel island on 26+/- acres, mostly all stabilized yard, totally fenced. Four driveways leading onto the property. Easy access location on Hwy. 175 approximately one mile from its interchange at I-49 in Frierson, LA. Frierson is a 25+/- minute drive from Shreveport. Originally custom built for an oilfield service company, this complex is well suited for multiple transportation and equipment services uses.

Building A: 29,000 SF office/warehouse building
Building B: 10,500 SF office/warehouse building
Building C: 7,500 SF office
Building D: Fuel Island

- **Building A:**
- 4,400 SF office with 14 private offices, dispatch, break room, storage rooms
- 19,600 SF sprinklered warehouse - 17,850 SF shop area, 1,750 SF office/restroom/break area and 1,400 SF fenced storage
- Six (6) drive thru truck bays with 10' overhangs covering the entrances
- Twelve 16' x 16' overhead doors
- 10 ton crane - 19' clear under crane rail
- 30' eave height
- Double wash bay approximately 5,000 SF
- **Building B:**
- Approximately 1,500 SF office
- 9,000+/- (25' x 60') of warehouse
- 3 ton crane
- Total of (6) drive thru truck bays: (4) 25' bays adjacent to office then a breezeway separating that area from (2) 25' bays
- Twelve 16' x 16' overhead doors
- Wash bay
- **Building C:**
- Freestanding office building
- (15) private offices
- (6) large conference room or multi workstation areas
- Breakrooms, storage, copy rooms, data closets

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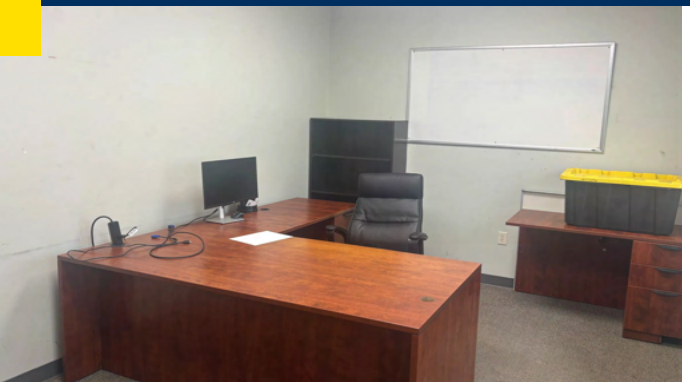
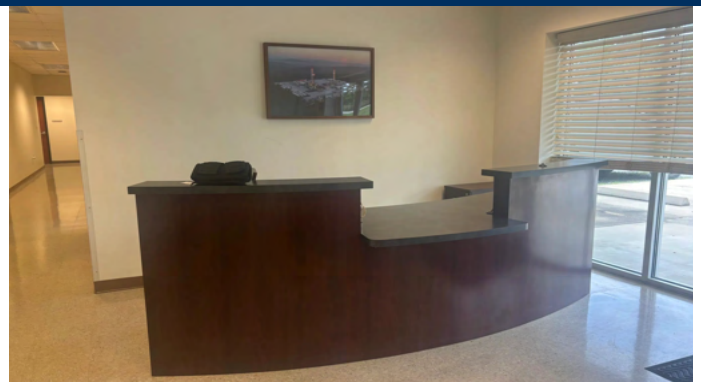
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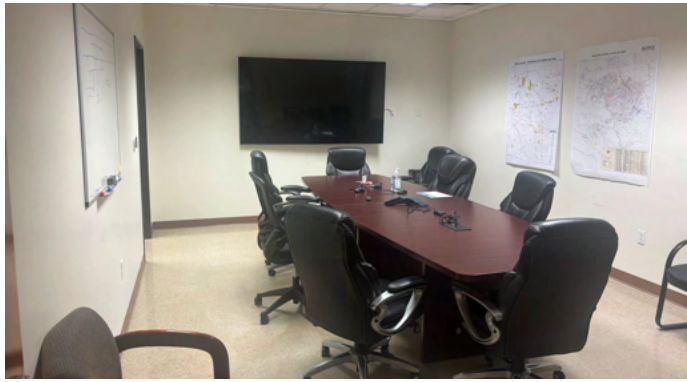
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