SEALY & COMPANY

10929 U.S. 371
Sibley, LA 71073

Industrial Property
For Sale & Lease





Offering Summary

Sale Price:	$2,000,000
Price / SF:	$123.46/SF
Lease Rate:	$19,500/Month (NNN)
Building Size:	16,200 SF
Available SF:	16,200 SF
Lot Size:	20 Acres

Location Overview

Located on ±20 acres along Highway 371 in Sibley, Louisiana, the property offers convenient access to US Highway 80 (±4 miles), Interstate 20 (±7 miles), and downtown Minden (±5 miles). Positioned along a primary north south corridor, the site provides efficient connectivity to Shreveport, Bossier City, and the broader North Louisiana market.

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Property Type	Industrial
Property Subtype	Manufacturing

Located on ±20 acres this industrial property is improved with a ±16,200 square foot office and warehouse facility designed to support a wide range of manufacturing, fabrication, service, transportation, and contractor operations. The main building includes 7,200 square feet of two story office space and 9,000 square feet of warehouse space, offering a functional combination of administrative and operational areas.

The warehouse features three grade level doors measuring 14'6" high by 16' wide, including a drive through configuration with opposing north and south doors. The facility is equipped with a 10 ton bridge crane, two 2 ton jib cranes, approximately 18'4" clear height beneath the crane, and 17' under hook clearance. The east side of the warehouse opens directly to the yard area, providing access to the additional shop buildings and outdoor storage areas.

Supporting improvements include three additional shop buildings totaling approximately 5,000 square feet. Building 1 contains 2,400 square feet and is equipped with a 10 ton crane and two grade level doors. Building 2 contains 1,400 square feet with a 10 ton crane and one grade level door. Building 3 contains 1,200 square feet with one grade level door. An additional three bay metal building of approximately 2,400 square feet is located on the north end of the property.

The site provides ample room for equipment laydown, fleet parking, outdoor storage, and future expansion.



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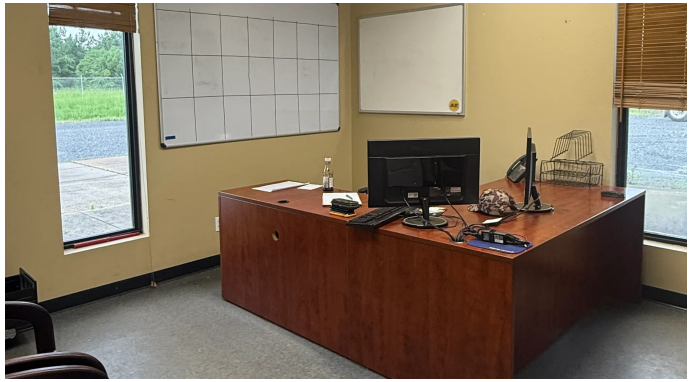
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