SEALY & COMPANY

1152 Grimmett Drive
Shreveport, LA 71107

Office/Warehouse Property For Sale





Offering Summary

Sale Price:	$329,000
Price / SF:	$54.83
Building Size:	6,000 SF
Lot Size:	0.89 Acres

Location Overview

Positioned on Grimmett Dr in North Shreveport, the property is located within the established Argus Industrial Area, with access to North Market Street/US Highway 71 (±0.5 miles), I-220 (±2 miles), Downtown Shreveport (±4 miles) and I-20 (±5 miles), offering connectivity to major transportation routes and industrial and commercial areas throughout the Shreveport market.

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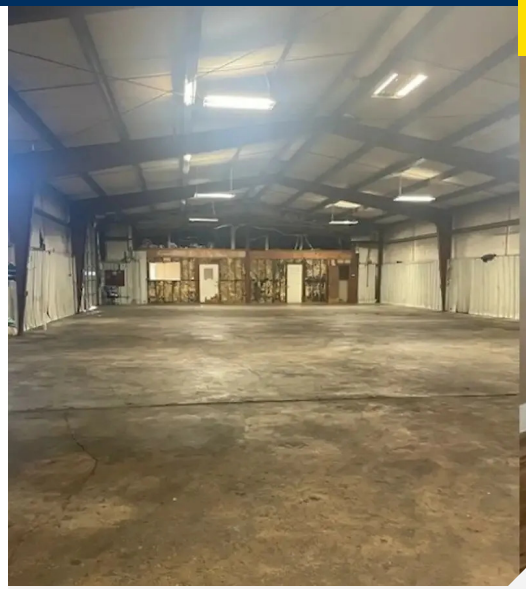
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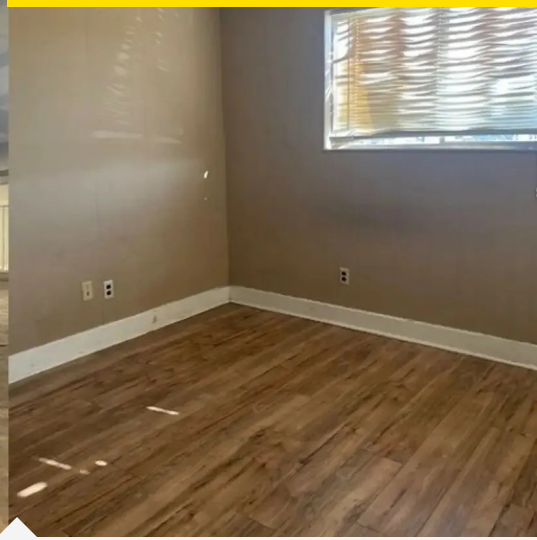
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Office/Warehouse Property **For Sale**







Property Type	Office/Warehouse
Property Subtype	Warehouse/Distribution

1152 Grimmett Dr is an industrial property offering ±6,000 SF of space on a ±0.89 acre site in North Shreveport. The property is located within the Agurs Industrial Area and is zoned I-2.

- ±6,000 SF industrial building
- ±0.89 acre site
- I-2 Industrial zoning
- Office area contains 1,000 square feet (25' x 40')
- Shop area contains 5,000 square feet (50' x 100')
- Office has four offices, open area, restroom
- Shop has one restroom
- Three truck doors - two are 12' x 12' roll up, one is 12' x 13'6" sliding door
- 14' sidewall; 16' center
- LED lights in shop
- Metal wainscot half wall throughout shop

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