



Offering Summary

Lease Rate:	\$3.00 SF/YR (NNN)
Building Size:	43,200 SF

Location Overview

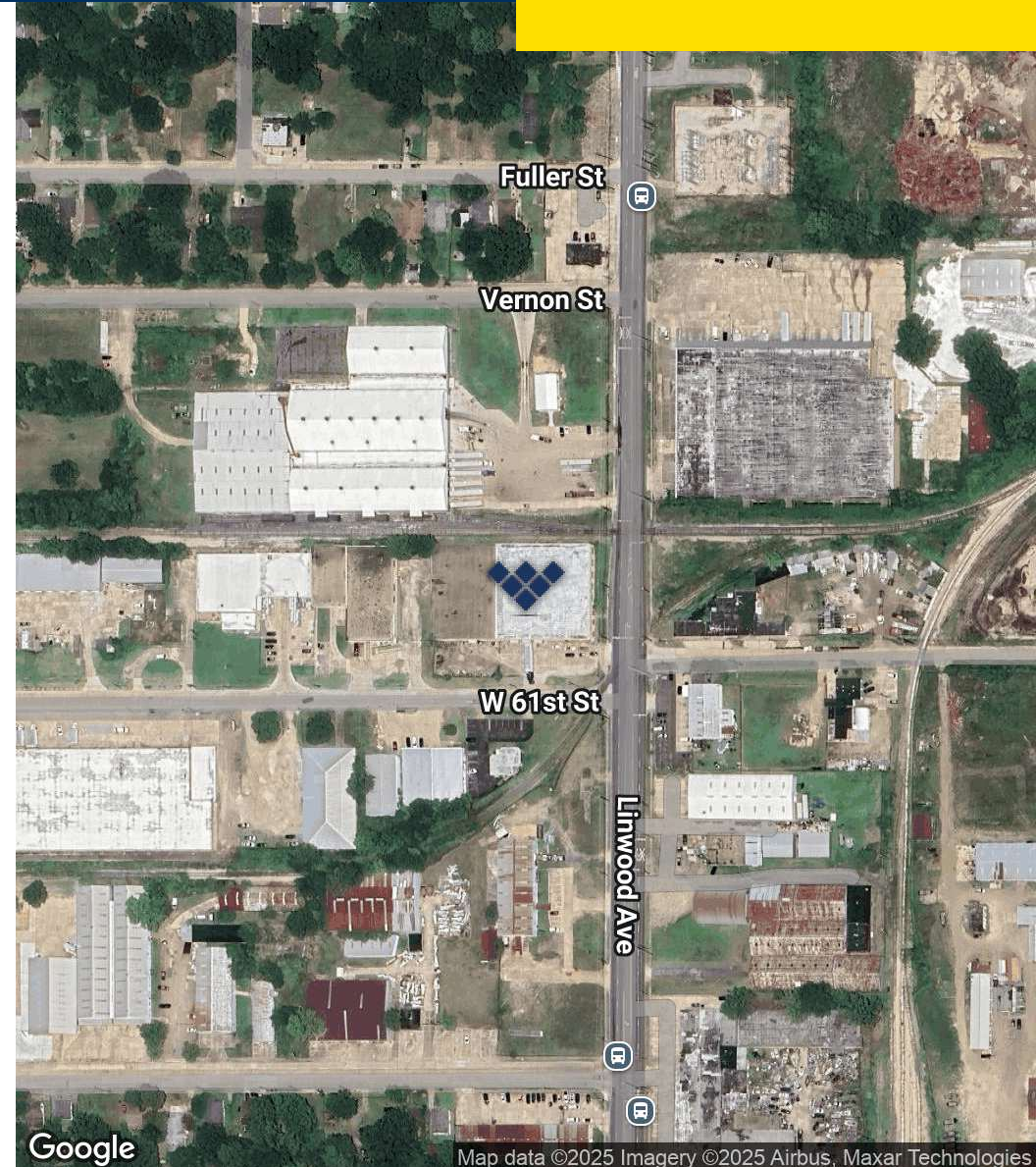
This property is in a prime area of Shreveport, LA, and boasts excellent connectivity to key transportation routes. It is just 0.57 miles from I-49, providing quick and convenient access to major north-south corridors, and only 3.07 miles from I-20, a vital east-west interstate. The property is also a short 0.67 miles from W 70th Street, a significant east-west thoroughfare that connects various parts of the city and links to LA-3132, enhancing regional accessibility. Additionally, it is located 2.15 miles from the LA Inner Loop 3132, further solidifying its position as an ideal location for businesses reliant on efficient transportation networks. With the added advantage of a rail spur serviced by the Canadian Pacific Kansas City (CPKC) railway, the property is exceptionally well-suited for distribution, supply, and equipment storage companies.

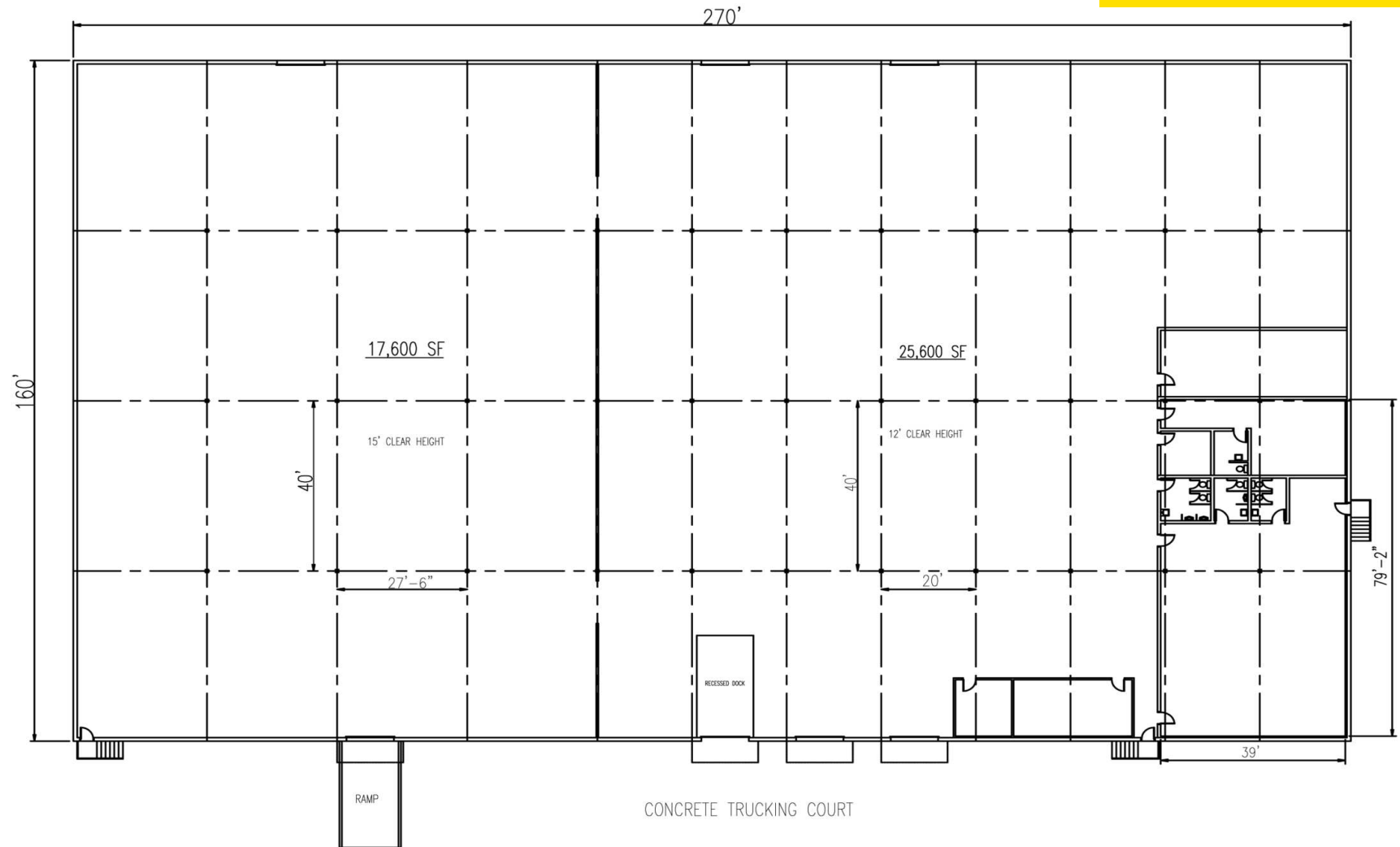


This solid brick distribution warehouse, located at the corner of Linwood Avenue and W 61st Street, is a prime opportunity for businesses seeking a versatile and accessible facility.

The property spans 43,200 SF, including a 3,100 SF office space with seven OH doors, two curb cuts, ample parking near the front office area, and a full sprinkler system. The warehouse features robust loading and shipping capabilities, including four bay doors on the south wall, one interior recessed dock, two regular dock-high doors, and one drive-in ramp.

Additionally, three doors on the north end of the building are serviced by a rail spur, providing a connection to the Canadian Pacific Kansas City (CPKC) railway.





THIS PLAN IS INTENDED FOR REPRESENTATIONAL PURPOSES ONLY. ALL INFORMATION IS SUBJECT TO CHANGE.

