SEALY & COMPANY

1608 Wells Island Road
Shreveport, LA 71107

Industrial Property **For Lease**







Offering Summary

Lease Rate:	$9.00/SF/Year (NNN)
Monthly Lease:	$7,331.25
Available SF:	9,775 SF
Lot Size:	1.35 Acres
Zoning:	I-1
Market:	LA-Shreveport
Submarket:	North

Location Overview

Located on Wells Island Road in north Shreveport, Louisiana, west of downtown Shreveport and near North Market Street. The property offers access to Interstate 49 and other major transportation routes, serving industrial, warehouse, trucking, and outdoor storage users throughout the Shreveport-Bossier market.

Sealy Real Estate Services
333 Texas Street, Suite 1050
Shreveport, LA 71101

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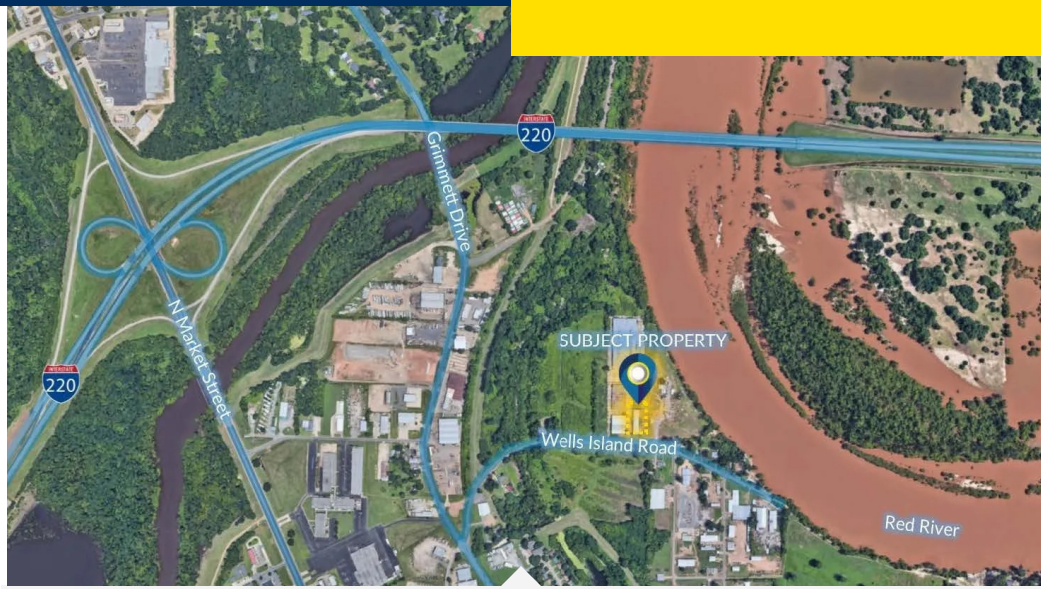
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Building Name	1608 Wells Island Road-Office/Shop & Concrete Yard
Property Type	Industrial
Property Subtype	Warehouse/Distribution
Market:	LA-Shreveport
Submarket:	North

±9,775 SF industrial warehouse/office situated on ±1.35 acres in north Shreveport. The facility offers warehouse space combined with office area and is suited for manufacturing, distribution, contractor operations, equipment storage, or service-related businesses. The building features six grade-level drive-in doors, each measuring approximately 20' wide by 16' tall, providing efficient access for large vehicles, equipment, and material handling operations. The property also includes a fenced yard for outdoor storage, equipment staging, or fleet parking.

- ±9,775 SF industrial warehouse/office
- ±1.35-acre site
- Six grade-level drive-in doors
- Drive-in doors measure ±20' W x 16' H
- 18' Building clear height
- Fenced yard ±1.13ac
- Office space within warehouse facility
- Suitable for distribution, contractor, manufacturing, and storage operations

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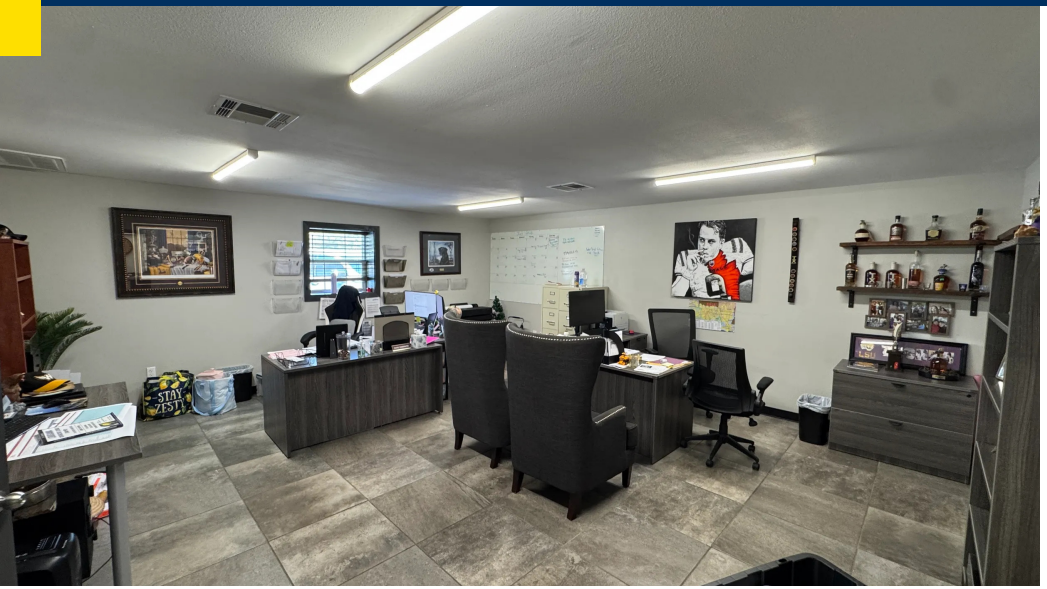
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