

### Offering Summary

Sale Price:	\$1,500,000
Lease Rate:	\$4.25 SF/yr (NNN)
Building Size:	56,915 SF
Zoning:	I-2
Clear Height:	19'
NNN Expenses:	Tax-\$0.33, Ins.-\$0.64, CAM-Tenant is directly responsible with no reimbursement.

### Location Overview

The property sits to the west of I-49, its centrally located with I-20 and LA Innerloop 3132 being within a ten-minute drive.

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Building Name	222 W. 63rd St
Property Type	Industrial
Property Subtype	Flex Space
Building Size	56,915 SF
Lot Size	3.601 Acres
Number of Floors	1
Parking Spaces	21

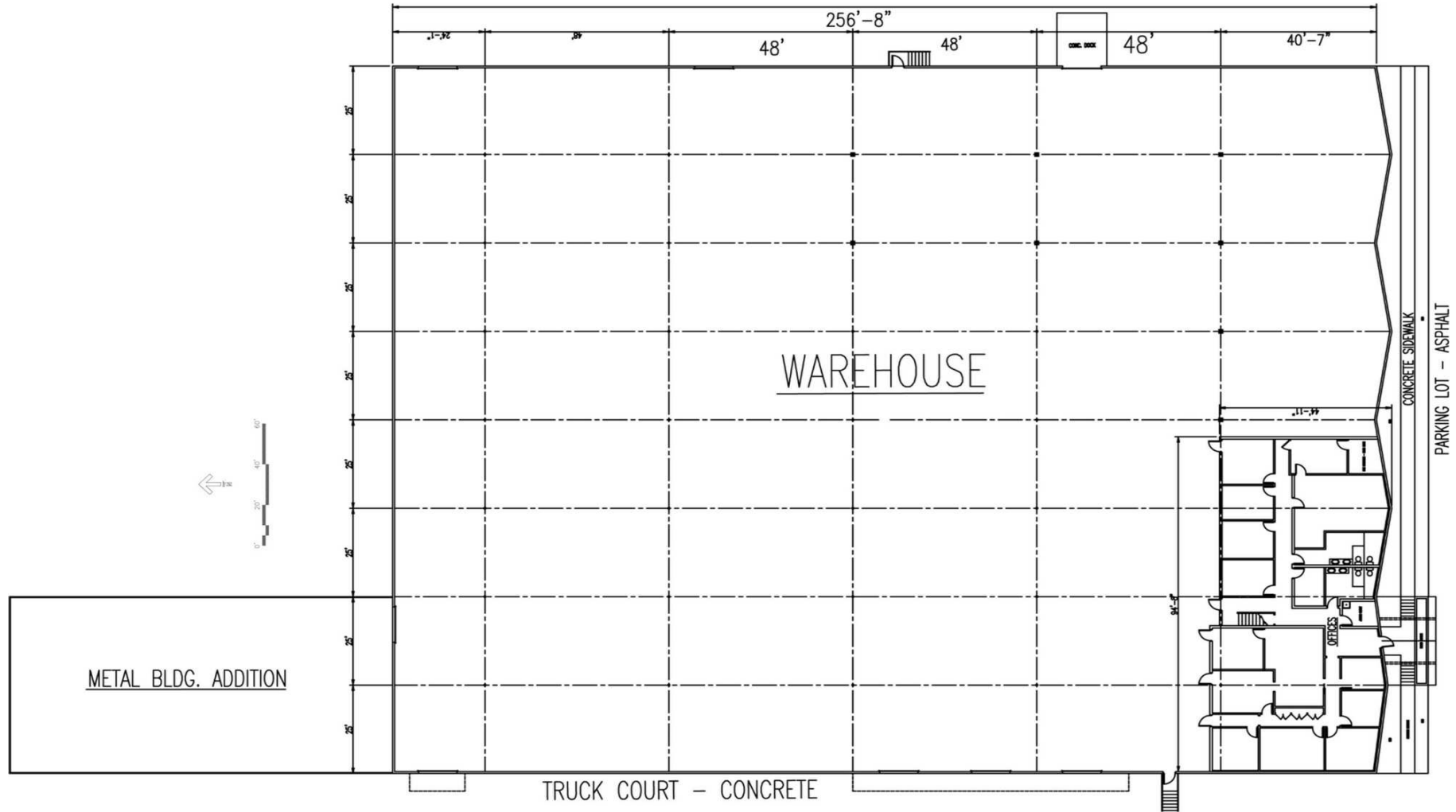
This ±56,915 SF industrial facility offers a highly functional layout with ±5,400 SF of built-out office space, including 13 private offices, and ±51,515 SF of warehouse space optimized for distribution, storage, or operations. The building features five dock-high doors, one bay door, and a secure, fully fenced perimeter for controlled access. Situated on a ±4.08-acre site zoned I-2, the property provides ample yard space and vehicle circulation.

With 19' clear height, this facility supports various light industrial users and is positioned for operational efficiency. Strategically located west of I-49, and within 10 minutes of both I-20 and LA Inner Loop 3132, the site delivers convenient regional access to key Shreveport logistics corridors.

Offered at \$4.25/SF NNN, with additional pass-through expenses including tax (\$0.33/SF), insurance (\$0.64/SF), and CAM responsibilities handled directly by the tenant.







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