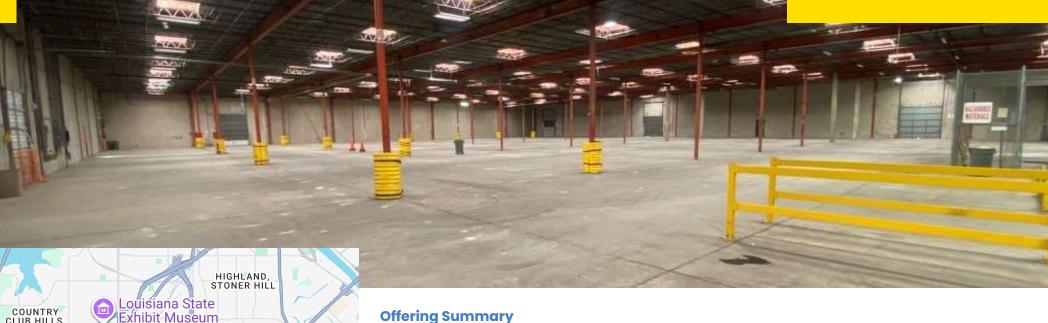


222 West 63rd Street Shreveport, LA 71106

Industrial **Property** For Lease



Offering Summary

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.

Property Overview

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.

Sealy Real Estate Services 333 Texas Street, Suite 1050 Shreveport, LA 71101 318.222.8700 www.sealynet.com

1715

SUNSET ACRES

171

(3132)

SUBDIV., INECROFT 49

CEDAR GROVE

SPRINGLAKE, UNIVERSITY

TERRACE

3132

CADDO

HEIGHTS, SOUTH HIGHLANDS

CEDAR GROVE,

LYNBROOK

CLUB HILLS. LAKESHORE SHOPPING

MOORETOWN

Grant Smith, CCIM Direct 318.698.1116 Mobile 318.470.3676 GrantS@sealynet.com

Map data ©2025

BROADMOOR. ANDERSON ISLAND,

SHREVE ISLE

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222 West 63rd Street Shreveport, LA 71106 Industrial Property For Lease







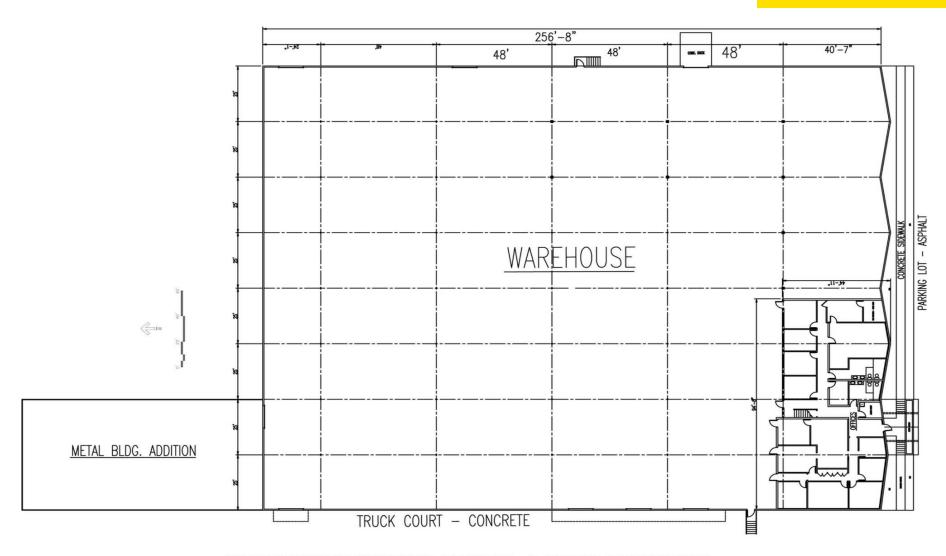




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