



SLACK

INDUSTRIAL PARK

Building 3
49,614 SF
For Lease

9225 Slack Road
Shreveport, LA 71106

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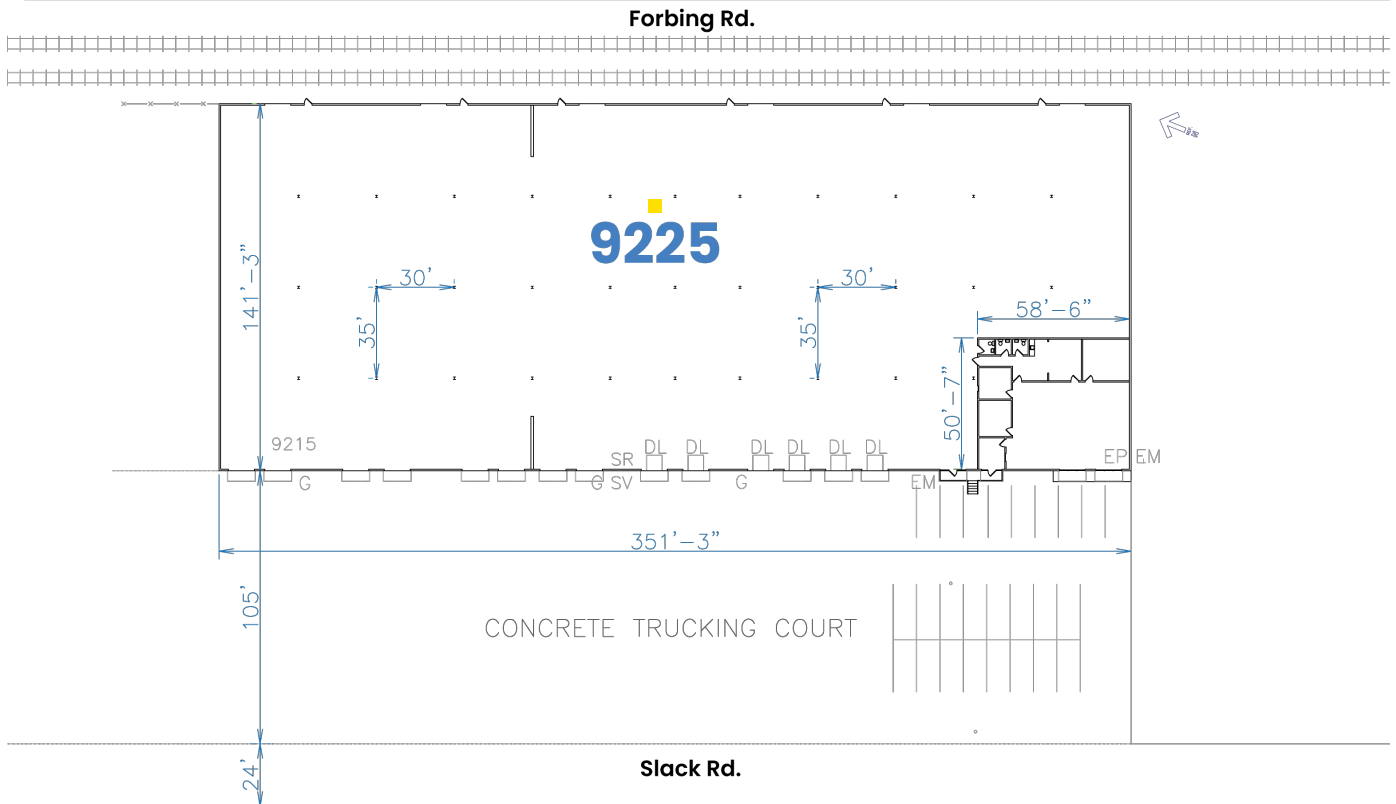
Space Specs

Space	S.F.	Office S.F.	Truck Doors	Rear Doors	Lighting Type	Power
9225	49,614	2,965	15 (10'x10')	6	LED and T5 High Bays	1-400 amp 120/240V 1-PH 1-400 amp 120/240V 3-PH 1-200 amp 120/240V 3-PH

BUILDING 3 HIGHLIGHTS

- 49,614 SF Total
- 2,965 SF Office
- 20' Clear Height
- Tilt Wall Construction
- 30'W x 35'D Bay Spacing
- 15 Overhead Doors
- LED Lighting
- 100% Fire Sprinklered
- 5" Slab
- Industrial Park Setting
- Professionally Managed





Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	49,614 SF	Lease Rate:	\$6.25 SF/yr

Available Space

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
■ 9225: Bldg. 3	Available	49,614 SF	NNN	\$6.25 SF/yr

Building 3 totals 49,614 SF and features tilt-wall construction with 30'W x 35'D bay spacing. The building includes 15 truck doors (10'x10'), 6 dock levelers, and 6 rear/inactive rail doors, supporting efficient loading and circulation. Office space totals ±2,965 SF. Lighting consists of LED fixtures on the north side and T5 high bays on the south side.

Building 3 is positioned on the northeast corner of Slack Rd and Benton Kelly Dr, with Forbing Rd running along the eastern boundary—offering strong access within Slack Industrial Park and quick connectivity to the South Shreveport Bossier industrial corridor.



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Slack Road & Benton Kelly Drive | Shreveport, LA

Centrally located with excellent access to major corridors, Slack Industrial Park is an ideal southeast Shreveport location for both small and large manufacturing and distribution warehouses, as well as office-warehouse flex space users.

- Business Park Environment
- Access to I-49, LA Innerloop 3132, and Bert Kouns Industrial Loop
- Flexible Leasing Opportunities
- On-site Maintenance
- Courtesy Patrol
- Professional Property Management
- Convenient to Executive Housing
- Available Trained Labor Pool
- Nearby Banking, Restaurants, and Retail

08
Industrial
Warehouses

498K+
Square
Feet

200
Acres

Slack Industrial Park has quality land site opportunities for both sale and build-to-suit options for small as well as larger industrial buildings. Privately owned and managed, the Slack Industrial Park offers premium features, a favorable location in the South Shreveport-Bossier metro area offering excellent access to Bert Kouns Industrial Loop, I-49, the Inner Loop and I-20. The Park is located just seven miles from the Port of Shreveport Bossier.

