



SLACK

INDUSTRIAL PARK



Building 3
49,614 SF
For Lease

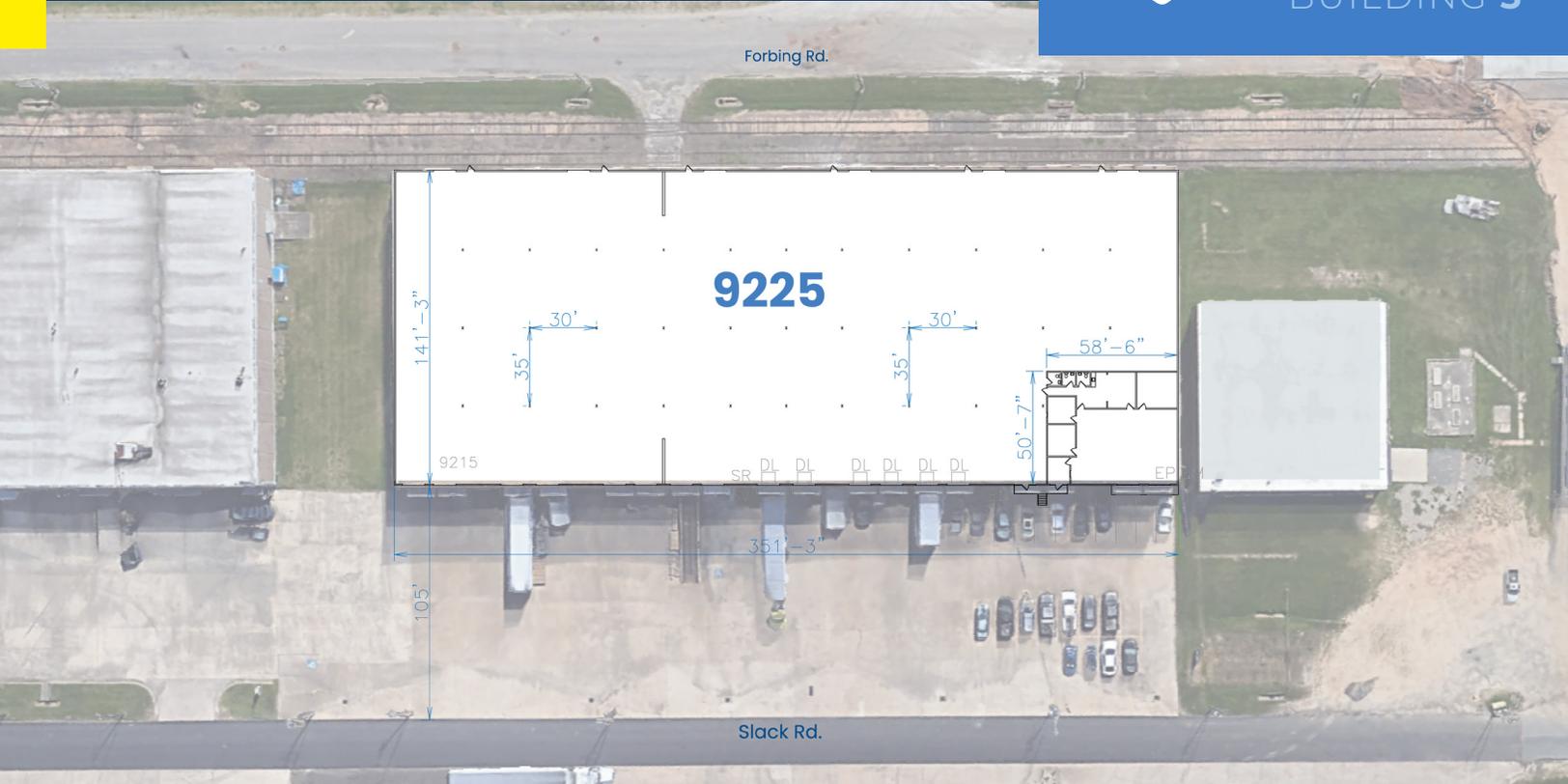
9225 Slack Road
Shreveport, LA 71106

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

Jonathan Sealy
Direct 318.698.2107
Mobile 318.470.3225
jonathans@sealynet.com

Patrick Beauvais
Direct 318.698.1115
Mobile 318.458.2800
patrickb@sealynet.com

All information set forth in this brochure has been obtained from the owner, personal observation, or other reliable sources. Sealy Real Estate Services, LLC does not guarantee the accuracy of this information and makes no representations or warranties, expressed or implied, in this brochure. Information contained herein is subject to change without notice.



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

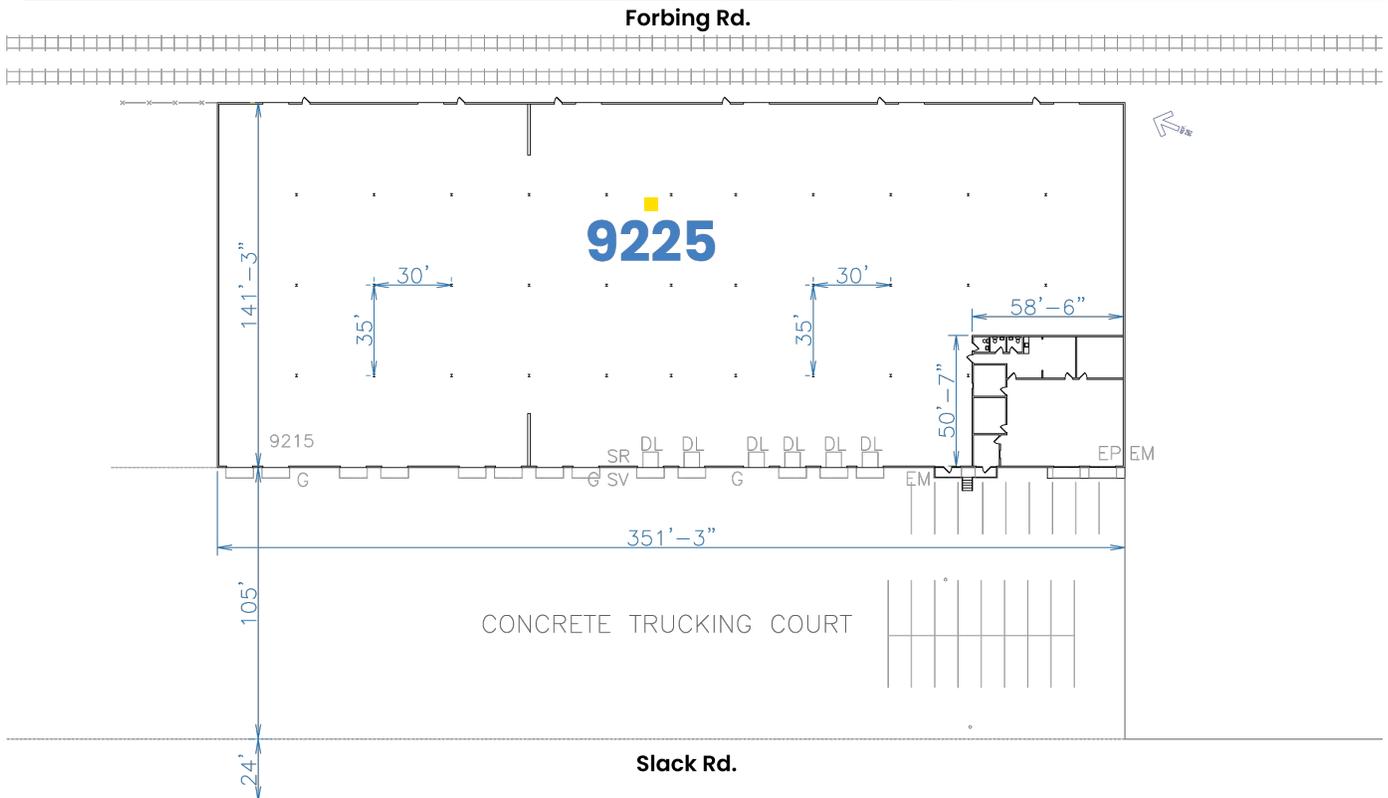


Sealy Real Estate Services
 333 Texas Street, Suite 1050
 Shreveport, LA 71101
 318.222.8700
www.sealynet.com

Jonathan Sealy
 Direct 318.698.2107
 Mobile 318.470.3225
jonathans@sealynet.com

Patrick Beauvais
 Direct 318.698.1115
 Mobile 318.458.2800
patrickb@sealynet.com

All information set forth in this brochure has been obtained from the owner, personal observation, or other reliable sources. Sealy Real Estate Services, LLC does not guarantee the accuracy of this information and makes no representations or warranties, expressed or implied, in this brochure. Information contained herein is subject to change without notice.



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.



SLACK

INDUSTRIAL PARK

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.

