



SLACK

INDUSTRIAL PARK

Building 6
18,242 - 55,549 SF
For Lease

9224-9228 Slack Road
Shreveport, LA 71106

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Available Spaces Summary

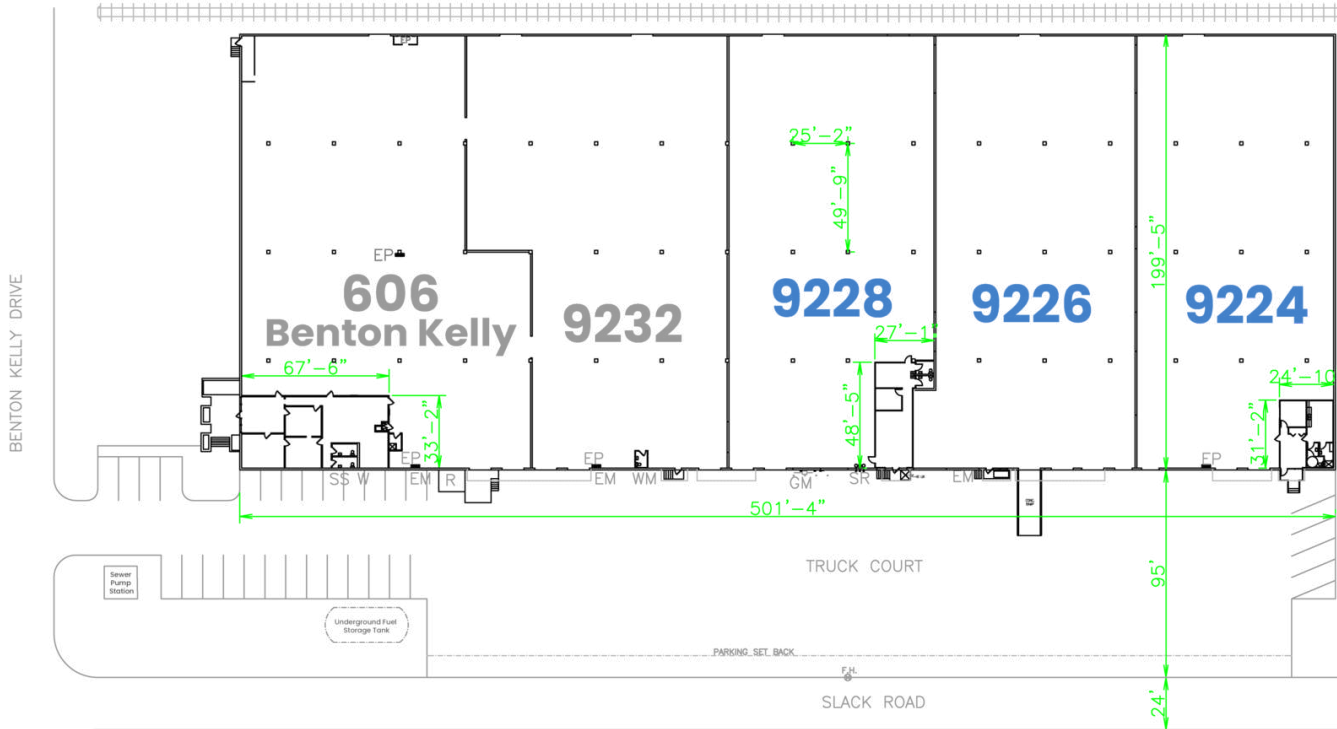
Lease Rate:	\$5.75 - 6.50 SF/yr
Building Size:	99,959 SF
Available SF:	18,242 - 55,549 SF

Park Overview

Slack Industrial Park is a 200-acre industrial campus featuring a 90-acre planned development with eight distribution and light-manufacturing buildings ranging from 47,447 to 188,340 SF.

The park also includes quality land sites available for sale or build-to-suit, accommodating a wide variety of industrial requirements. Privately owned and professionally managed, the park has benefited from ongoing improvements focused on modern construction, adaptive reuse, and long-term sustainability.

The layout, infrastructure, and building features support high-capacity operations, flexible layout needs, and efficient truck circulation. Positioned in the South Shreveport-Bossier metro area, Slack Industrial Park provides immediate access to Bert Kouns Industrial Loop, I-49, the Inner Loop, and I-20, with the Port of Shreveport-Bossier located just seven miles east. The combination of location, accessibility, and upgraded facilities makes this park a strong option for users seeking reliable, well-managed industrial space.



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	18,242 - 55,549 SF	Lease Rate:	\$5.75 - \$6.50 SF/yr

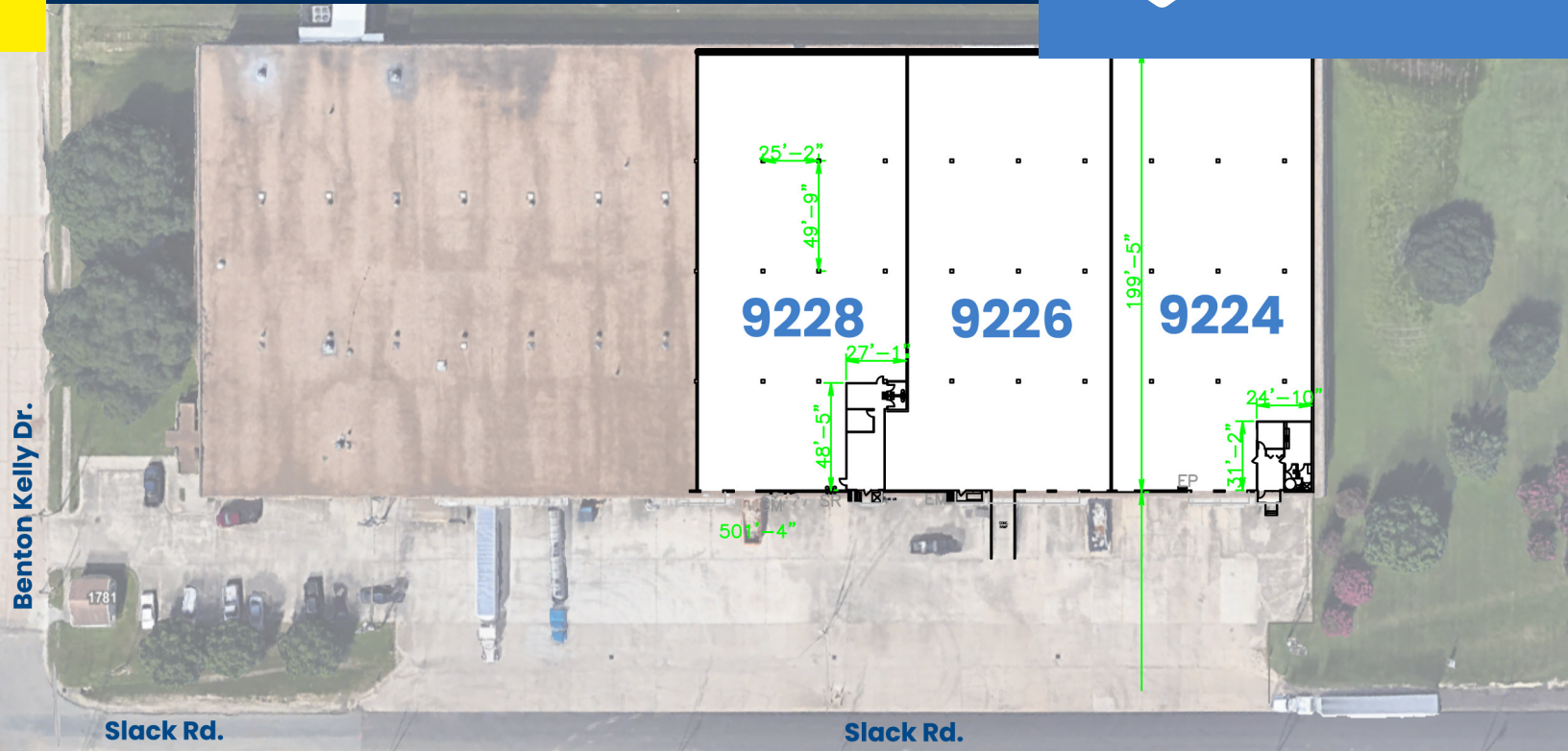
Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
■ 9224: Bldg. 6	Available	18,242 SF	NNN	\$6.50 SF/yr
■ 9226 - 9228: Bldg. 6	Available	37,307 SF	NNN	\$6.00 SF/yr
■ 9224-9228: Bldg 6	Available	55,549 SF	NNN	\$5.75 SF/yr

Building 6 sits at the northwest corner of Slack Rd and Benton Kelly Dr within Slack Industrial Park. The building includes three available suites with three configurations available:

- 18,242 SF — Suite 9224 (end cap), available individually
- 37,307 SF — Suites 9226 + 9228, available only as a combined block
- 55,549 SF — Suites 9224 + 9226 + 9228, fully contiguous

Suites 9224 and 9228 include office space, and Suite 9226 features a central truck ramp. These options provide users with a flexible range of sizes while maintaining efficient, functional layouts for industrial use.



Space Specs

Space	S.F.	Office S.F.	Truck Doors	Rear Doors	Lighting Type	Power
9224	18,242	775	3 (10'x10')	1	LED High Bays / Lay-ins	1-200amp 120/240V 1-PH; 1-200amp 120/240V 3-PH
9226	18,741	0	3 (10'x10') 1 (8'x10')	1	Fluorescent T8 High Bays	1-200amp 120/240V 1-PH; 1-50amp 120/240V
9228	18,566	1,000	2 (10'x10')	2	Fluorescent Lamps (Warehouse); High Bays (Office)	1-150amp 120/240V 1-PH; 1-125amp 120/240V 1-PH; 1-200amp 120/240V 1-PH

BUILDING 6 HIGHLIGHTS

- Area: 99,959 SF
- Tilt Wall Construction
- 20' Clear Height
- 25' 2" x 49' 9" Column Spacing
- (Bay Spacing: approx. 30'W x 49'-8"D)
- 100% Fire Sprinklered
- 5" Slab
- Fluorescent Lighting
- Industrial Park Setting
- Professionally Managed



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.

