

43,621 SF FOR LEASE

BUILDING 1

9401 SLACK RD
SHREVEPORT, LA 71106



SLACK
INDUSTRIAL PARK



= Available Spaces

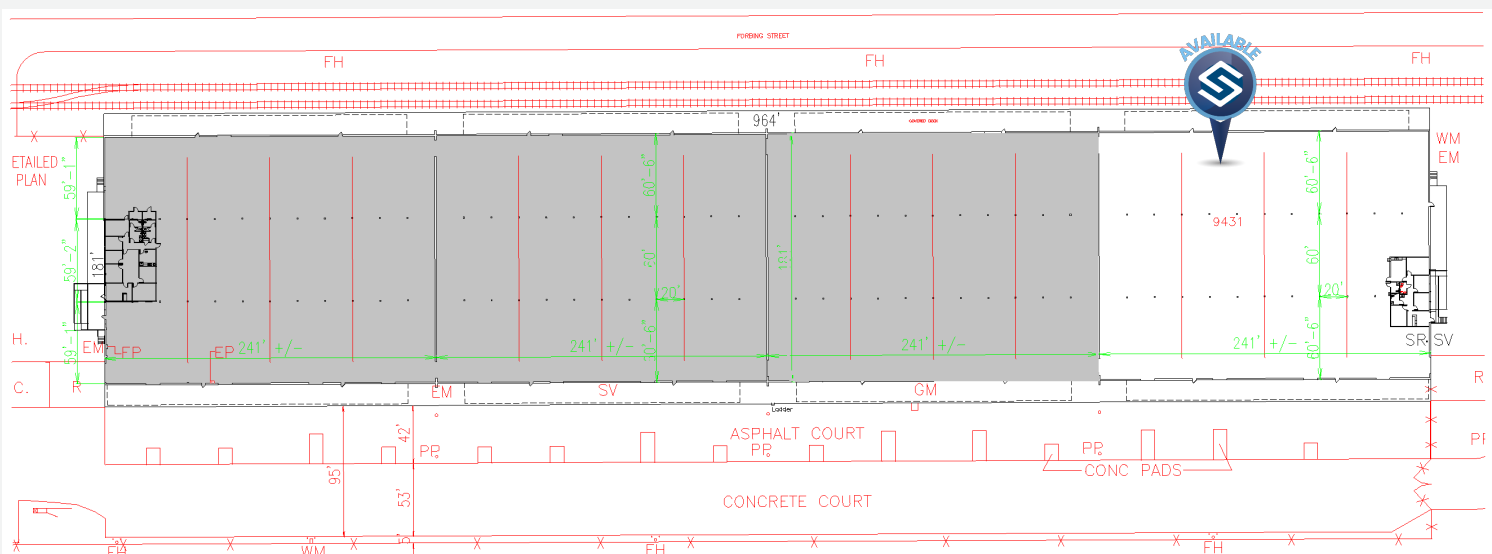
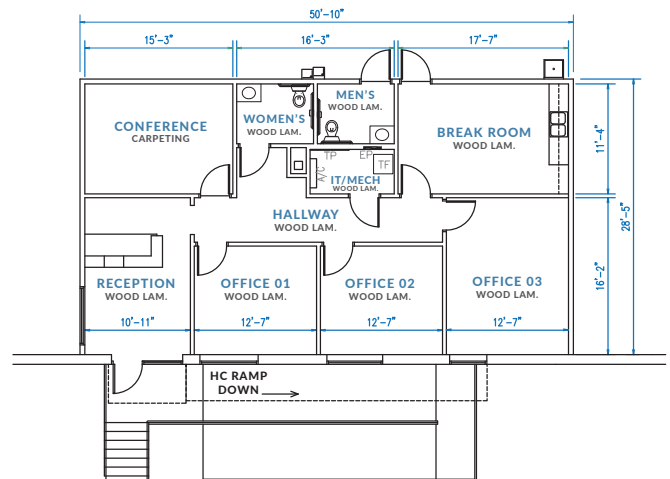
AVAILABLE SPACE

Space	S.F.	Office S.F.	Truck Doors	Rear Doors	Dock Levelers	Lighting Type	Power
 9431	43,621	1,445	5 4-DH (10'x10') 1-Ramp (12'x14')	1	4	LED High Bays Lay-Ins	1-800 amp 277/280V 3-PH 1-225 amp 277/480V 3-PH 1-225 amp 277/480V 3-PH

BUILDING SUMMARY

Area	174,484 SF
Construction	Metal Siding/Wood
Clear Height	14'-22.5'
Bay Spacing	20'W x 60'D
Lighting	LED
Sprinkler	100%
Slab	5"
Year Built	1943
Year Renovated	2019

OFFICE PLAN



333 TEXAS STREET, STE. 1050 | SHREVEPORT, LA 71101
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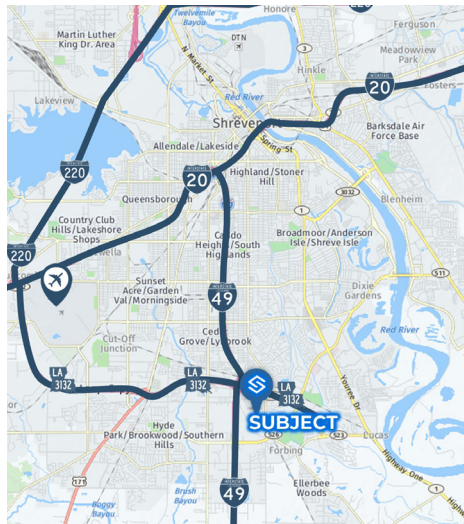


SLACK
INDUSTRIAL PARK



BUILDING 1 HIGHLIGHTS

- ◆ 6" Foundation with 40' Wide Bays
- ◆ 10x10 Electric / Automatic OH Doors
- ◆ 8 Dock Doors Docks with New Edge of Dock Levelers and Bumpers
- ◆ New McElroy Metal Exterior Skin
- ◆ 1 Drive-up Ramp
- ◆ New High-Bay LED Lights in Warehouse with 25' Candles at 3'
- ◆ New 800-Amp, 480-Volt 3 Phase Service
- ◆ 8' High Interior Liner Panels
- ◆ Upgraded Dry Sprinkler System
- ◆ LED Warehouse Lighting
- ◆ New Park Entrance Signage
- ◆ Security Lighting
- ◆ Excess Land for Trailer Parking Available



PARK HIGHLIGHTS

- ◆ Business Park Environment
- ◆ Access to I-49, LA 3132, and Bert Kouns Industrial Loop
- ◆ Flexible Lease Opportunities
- ◆ Onsite Maintenance
- ◆ Local Institutional Ownership
- ◆ Nearby Banking, Restaurants, And Retail
- ◆ Nearby Complimentary Business Resources
- ◆ Convenient to Executive Housing
- ◆ Available Trained Labor Pool

ABOUT SLACK INDUSTRIAL

Slack Industrial Park is a 200 ± acre area containing a 90-acre planned development including eight industrial distribution and light manufacturing warehouses offering dock high spaces from 18,242 to 174,484 SF. In addition, the 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 also located seven miles west of the Port of Shreveport Bossier.



**SEALY
REAL ESTATE
SERVICES**

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