SEALY & COMPANY

5001 Greenwood Road
Shreveport, LA 71109

Industrial Property **For Lease**



5001 GREENWOOD RD

Industrial- Distribution Center
159,266 SF Available

Melissa Riddick, SIOR
Direct 318.698.1110
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Sealy Real Estate Services
333 Texas Street, Suite 1050
Shreveport, LA 71101

318.222.8700
www.sealynet.com

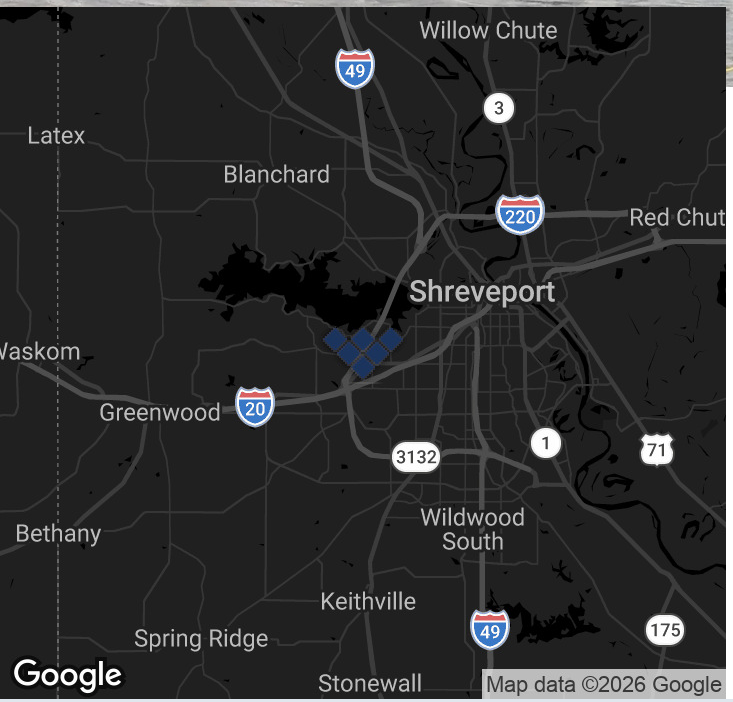
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DETAILS & SPECS

Availability

Lease Rate:	$6 SF/yr (NNN)
No. of Available Spaces:	1- Suite 400
Total Available SF:	159,266 SF
Warehouse Space:	157,866
Office Space/Configuration:	1,400 SF Office with Parking
Office Parking:	Yes
Dock Doors:	10
Dock Size:	9' x 10'
Clear Height:	32'
Column Spacing:	53' x 50'

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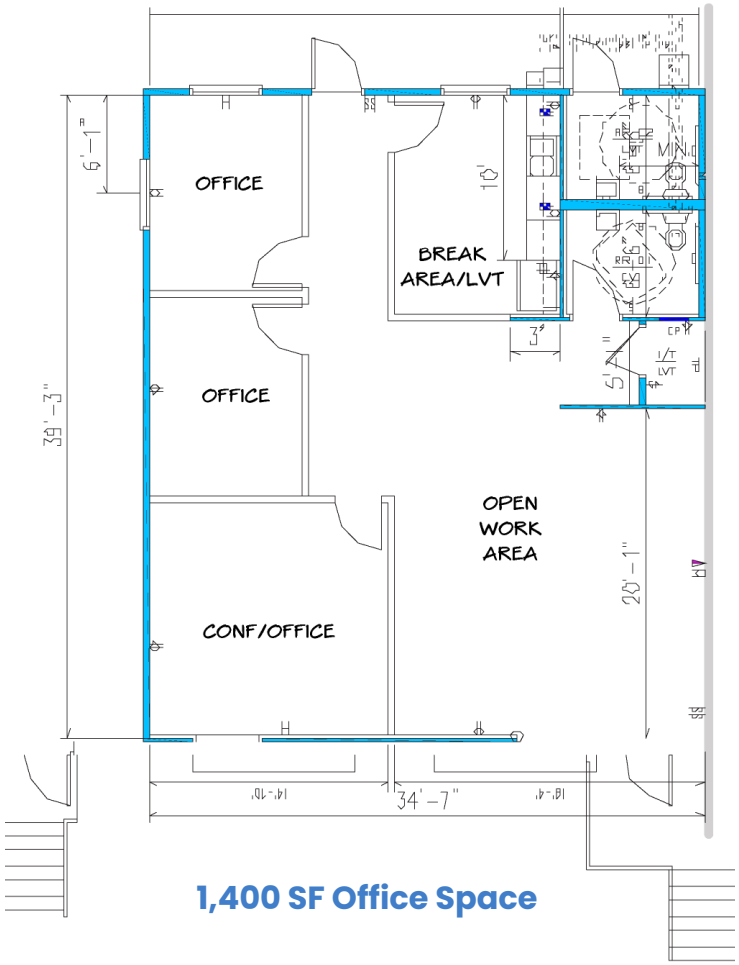
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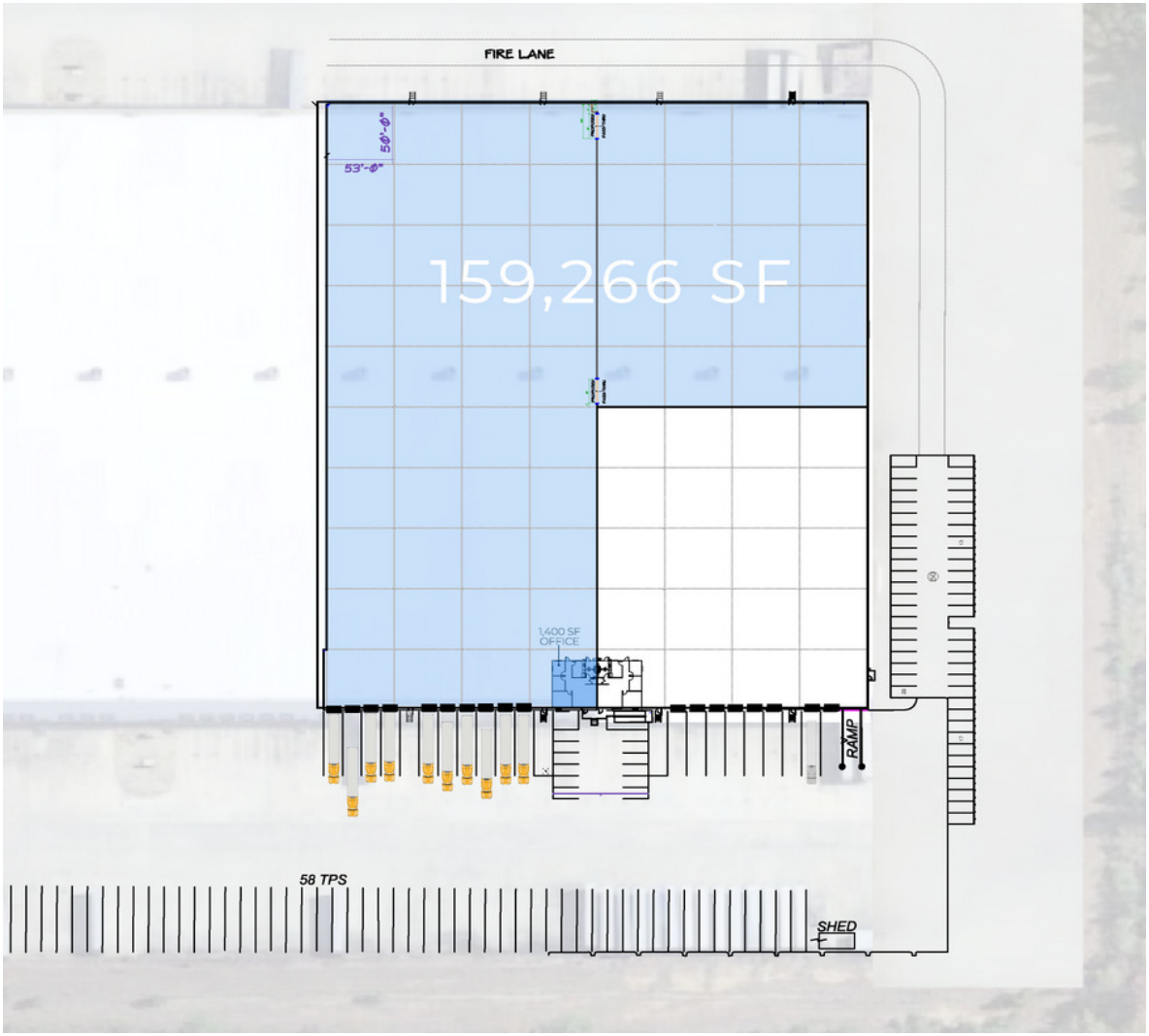
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DETAILS & SPECS

Availability



1,400 SF Office Space



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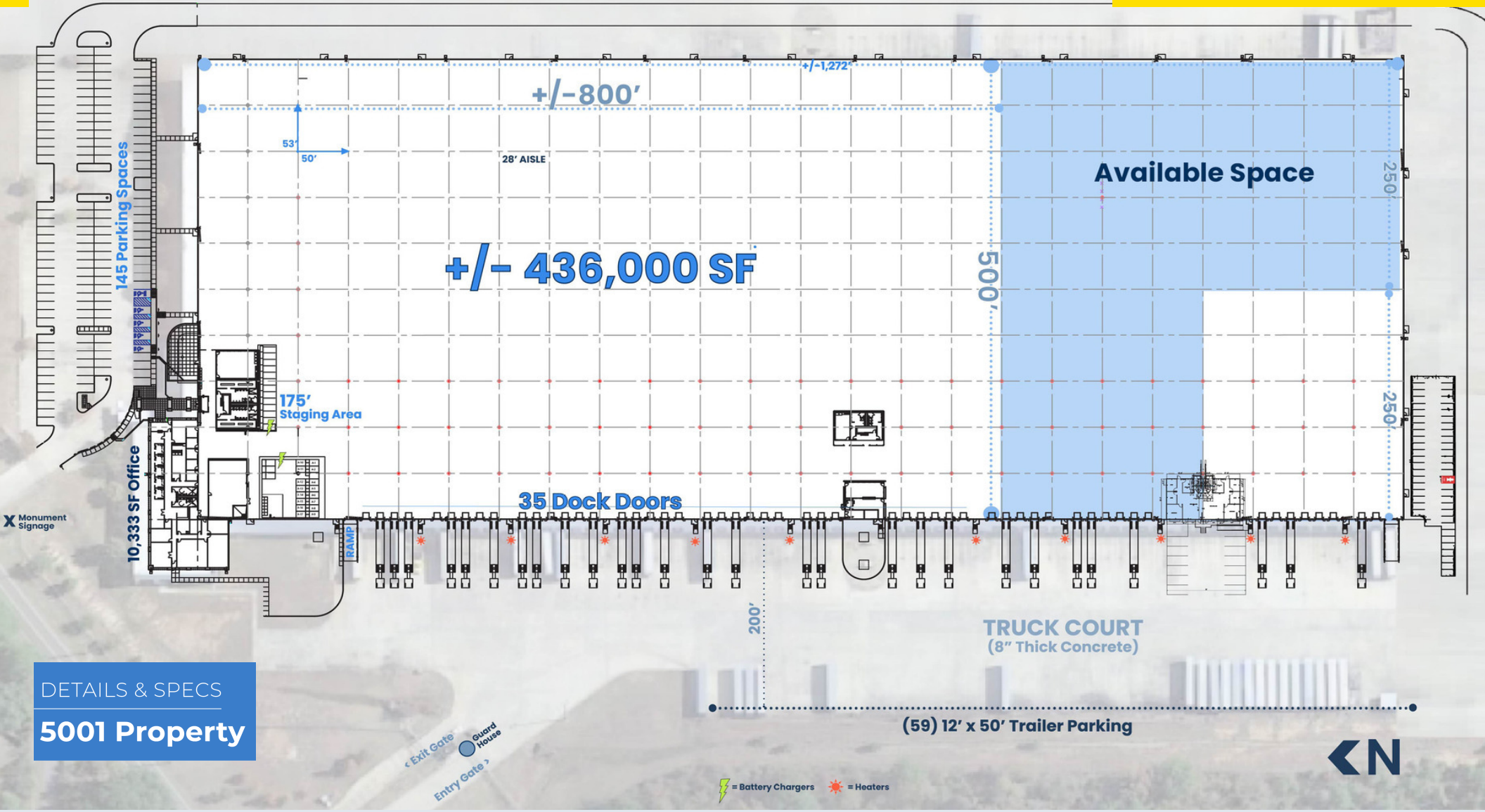
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DETAILS & SPECS

5001 Property

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Industrial Property **For Lease**

DETAILS & SPECS

5001 Property



646,000 SF Class A industrial distribution warehouse situated in an ideal south-central U.S. location for distribution and transportation. Built in 2006, the property sits on 78.85 acres and features 19,810 SF of total office space, 32' clear height, 54 loading docks, and ESFR fire protection.

The property is located at the northeast corner of the I-20 / I-220 interchange in west Shreveport, providing convenient east/west and north/south access for regional and national distribution. The property is also strategically positioned near major transportation routes and the Shreveport Regional Airport.

- **Less Than One Mile From Both I-20 And I-220**
- **1.9 Miles From The Shreveport Regional Airport**
- **Less Than 6 Miles From I-49**
- **16 Miles From The Louisiana-Texas State Line**

Gross Building Area	646,000 SF
Gross Land Area	78.85 Acres
Total Office Space	19,810 SF
Clear Height	32'
Loading Docks	54
Load Levelers	Automatic Rite-Hite Lock & Levelers*
Ramps	2
Heater Specs	Gas & Electric
Column Spacing	53' x 50'
Year Built	2006
Roof Type/Year	60-mil TPO (2006)
Construction/Siding	Concrete Tilt-Up
Parking Type	Concrete Surface
Standard Parking Spaces	204
Trailer Parking Spaces	59 (12' x 50')
Warehouse Lighting	LED
Power	277V, 4,000 Amps, 3-Phase
Power Provider	SWEPCO
Slab	7" Concrete Slab on Grade
Configuration	Front Load
Fire Protection	ESFR
Truck Court	200'
Tenancy Configuration(s)	Single or Multi-Tenancy Available
Zoning	I-1
Tenancy Configuration(s)	Single or Multi-Tenacy Avaliable
Zoning	I-1

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