



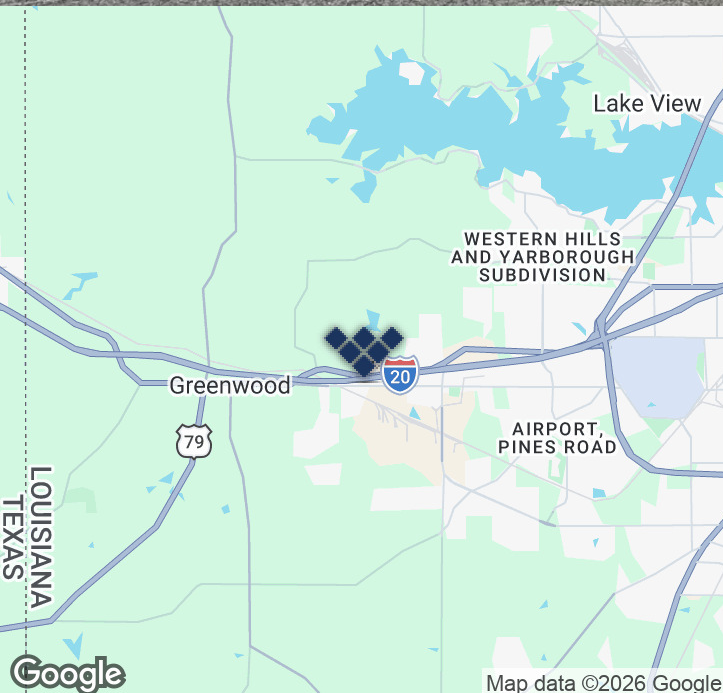
**7900 Greenwood Road
8,500 SF**

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Sealy Real Estate Services
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Offering Summary

Lease Rate:	\$8,200 per month (NNN)
Building Size:	8,500 SF
Available SF:	8,500 SF
Lot Size:	4.65 Acres

Location Overview

Located in West Shreveport along I-20, a primary industrial and logistics artery. The site offers direct regional connectivity with quick access to I-20 (1.2 miles to on ramp), I-220 (± 6 miles), and LA-3132 Inner Loop (± 4 miles), supporting efficient movement across the metro and beyond.

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Property Type	Industrial
Property Subtype	Manufacturing

7900 Greenwood Road presents a versatile commercial opportunity along one of Shreveport's key industrial and logistics corridors. The site offers frontage exposure on I-20 and potential for a range of uses including service operations, distribution, light industrial, or redevelopment aligned with regional traffic demand.

The surrounding area is anchored by established industrial users, contractor yards, and logistics driven businesses, creating a environment for operations that benefit from accessibility and regional connectivity. Site characteristics support both owner user and investment positioning depending on end use strategy.

- ±8,500 sf building - 170' x 50' on 4.66 acres
- Office area ±2,500 sf with 4 private offices
- ±6,000 sf shop/warehouse
- Twenty (20) 10'x10' dock doors, ten on each side
- 14' clear height in shop/warehouse
- frontage along Interstate 20
- Positioned within established industrial / commercial corridor
- Flexible site utility suitable for multiple commercial profiles
- Access to regional logistics and service based traffic
- Opportunity for repositioning or redevelopment depending on use case
- Proximity to major transportation infrastructure supporting distribution efficiency
- Entire 4.66 acres is rocked/covered in aggregate

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