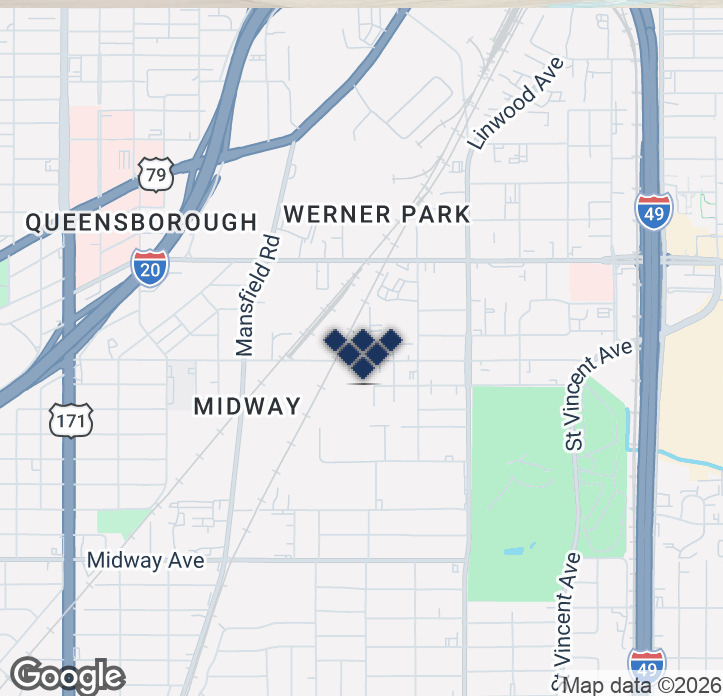




Offering Summary

Lease Rate:	\$6.25 /SF/Year (NNN)
Building Size	22,367 SF
Available SF:	22,367 SF
Lot Size:	5.12 Acres
Year Built	2002

Location Overview

Centrally located in Shreveport, less than a mile from I-20 and almost 1.4 miles from I-49, providing quick east-west and north-south access. Nearby US71 and US 79 connect it to the surrounding region.

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	I-1
Office SF	2,500 SF
Warehouse SF	20,177 SF

22,367+/- square foot office/warehouse centrally located in Shreveport on Claiborne Avenue. Minutes to I-20 and I-49 as the building is approximately 3/4 of a mile from either. The building contains approximately 2,500 square feet of office area which includes five private offices, two large open bullpen work area, conference room (or large office), two restrooms and a break room.

The 20,000+ square foot warehouse is fully climate controlled and has two dock doors (10' x 10') and one grade level door (12' x 12') on the rear (south side) of the building. There is one restroom in the warehouse area. 14' eave height.

The site is fully fenced and contains over 5 acres. The area behind the building contains approximately 2 acres of stabilized yard allowing for ample truck and other vehicle parking.

NNN charges - Property taxes estimated at \$14,201.73/year; property insurance estimate is \$13,400/year.



