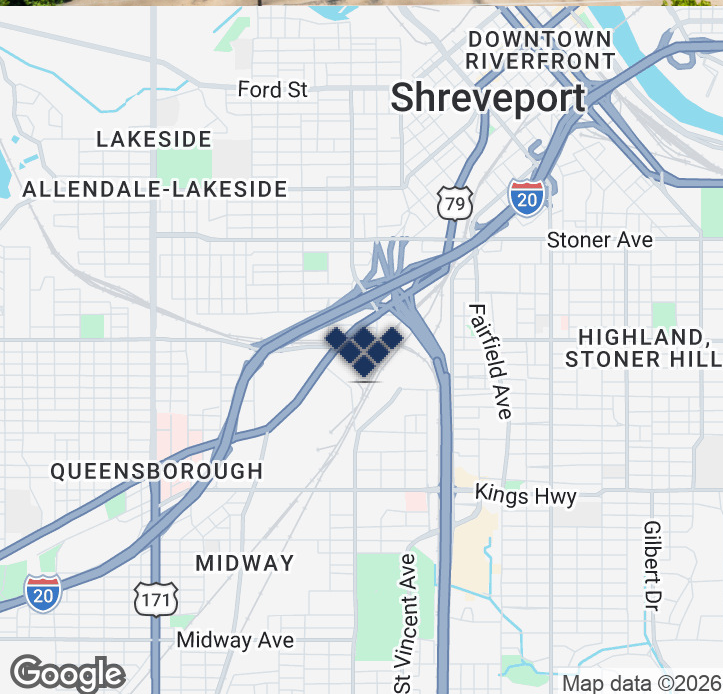




Offering Summary

Lease Rate:	\$3.25 SF/YR (NNN)
Total SF:	163,954 SF
Warehouse Space:	159,492 SF
Office Space:	3,020 SF
Other Space(Garage):	1,442 SF

Location Overview

The subject is located just off the I-20/I-49 interchange; the property provides excellent connectivity throughout the Shreveport-Bossier market and to major regional transportation routes. The site is approximately 5.81 miles from Shreveport Regional Airport and 14 miles from the Port of Caddo-Bossier, providing multimodal logistics options by road, air, rail, and waterway.

This ±163,954 SF dock-high warehouse offers a strategic opportunity for users seeking efficient access to key regional transportation infrastructure. Located in an established industrial corridor in Shreveport, LA, the property includes approximately 159,492 SF of warehouse space, including a covered concrete dock on the south side (8,281 SF) and a covered concrete dock on the east/rail side (6,300 SF). Additionally, there is 3,020 SF of office space and 1,442 SF of garage space. Loading capabilities include an exposed dock with 12 positions and one ramp, plus two grade-level doors at the north end of the building. A Union Pacific rail spur is east of the building and can be activated, providing potential rail-served functionality.



- **±163,954 SF total building**
- **±159,492 SF warehouse**
- **±3,020 SF office**
- **±1,442 SF garage**
- **Exposed dock with 12 positions + 1 ramp**
- **2 grade-level doors at north end of building**
- **12.3 AC total, including 3 ± AC stabilized/fenced yard space (north end)**
- **Union Pacific rail spur east of building, capable of being made active**
- **Just off the I-20/I-49 interchange**
- **Est. 5 miles from Shreveport Regional Airport**
- **±14 miles from the Port of Caddo-Bossier**





