

Offering Summary

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|----------------|-------------------------|
| Sale Price: | \$1,050,000 |
| Price / SF: | \$63.23 |
| Lease Rate: | \$7,500 per month (NNN) |
| Building Size: | 16,606 SF |
| Lot Size: | 1.18 ac |
| Zoning: | B-3 |

Location Overview

This 16,606-square-foot commercial building sits on approximately 1.18 acres in North Bossier. 0.5 miles east of Airline Drive, it offers excellent access to I-220 (1 mile), Hwy. 80, I-20, and is located near the North Bossier Industrial sector. The property is located on the rear east portion of Lowe's, next to Altitude Trampoline Park.

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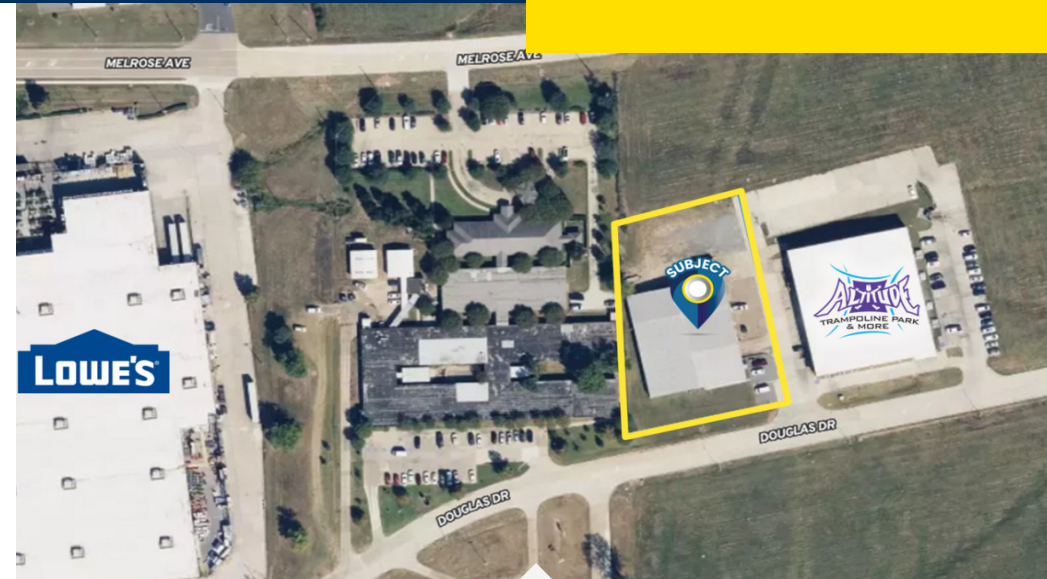
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|------------------|--------------------|
| Building Name | 2911 Douglas Drive |
| Property Type | Industrial |
| Property Subtype | Manufacturing |
| Building Size | 16,606 SF |
| Parking Spaces | 36 |

The property at 2911 Douglas Dr, Bossier City, LA 71111, offers a 16,606-square-foot commercial building on approximately 1.18 acres in North Bossier. The building includes a well-appointed 2,115-square-foot office area, recently updated with fresh paint and new flooring, featuring a reception area, six offices, a break room, and two restrooms. The property also boasts three separate warehouse/storage areas:

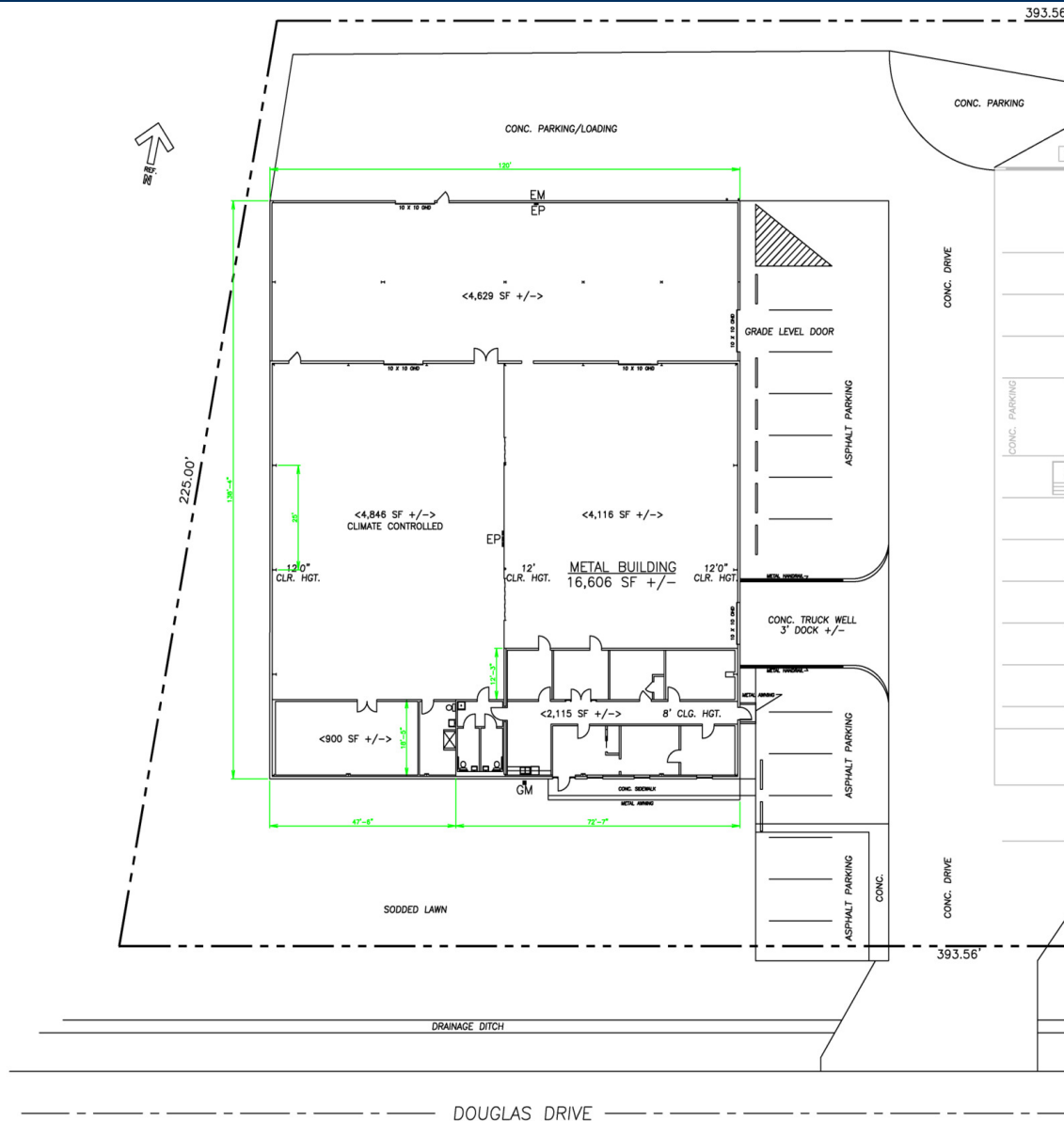
+ Warehouse 1 spans 4,846 square feet and is fully climate-controlled, plus an additional 900+/- square-foot storage area with its own restroom and shower. A 10' x 10' grade-level door connects to Warehouse 3.

+ Warehouse 2 is 4,116 square feet and has a 10' x 10' dock-high door and truck well on the east side.

+ Warehouse 3 covers 4,629 square feet, with a 10' x 10' grade-level door on the east side and another 10' x 10' grade-level door leading to a spacious parking area to the north.



- Prime 16,606 SF building near Airline Drive
- Ideal for retail, flex, office, or warehouse
- 1,950 SF updated office space available
- Three warehouses totaling over 13,500 SF
- High-visibility location with available signage.
- Would work very well for RETAIL, FLEX, OFFICE or WAREHOUSE
- Currently has 1,950 SF of office space with grade and dock doors available
- Signage available



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