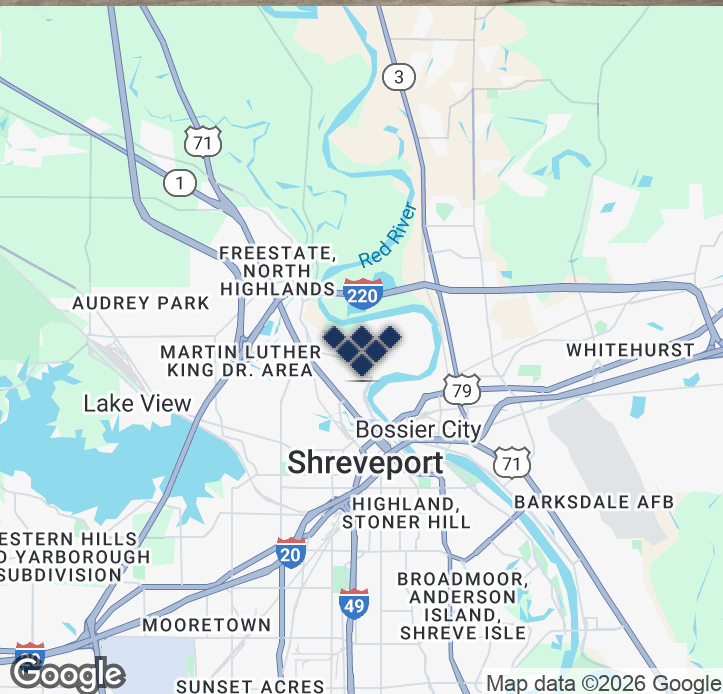




**1016 Jack Wells
Boulevard
4,000 SF**

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Offering Summary

| | |
|-------------------------------------|--------------------------------|
| Lease Rate: | \$6.00 SF/yr (MG) |
| Total Building Size / Available SF: | 28,000 SF / 4,000 SF Available |

Property Overview

The property contains approximately 4,000 SF in total. The front portion includes 650 +/- SF of office/showroom space, along with two restrooms. The remaining 3,350 +/- SF consists of functional warehouse space equipped with two dock-high loading doors, providing efficient loading and distribution capability.

Location Overview

The property sits between Airport Dr. and Grimmer Dr., with close proximity to N Market St. (Hwy 1), providing efficient north-south connectivity. Interstate 220 and Interstate 49 are minutes away, allowing quick regional access, while Downtown Shreveport and Interstate 20 are easily reached for distribution, workforce access, and business services.

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