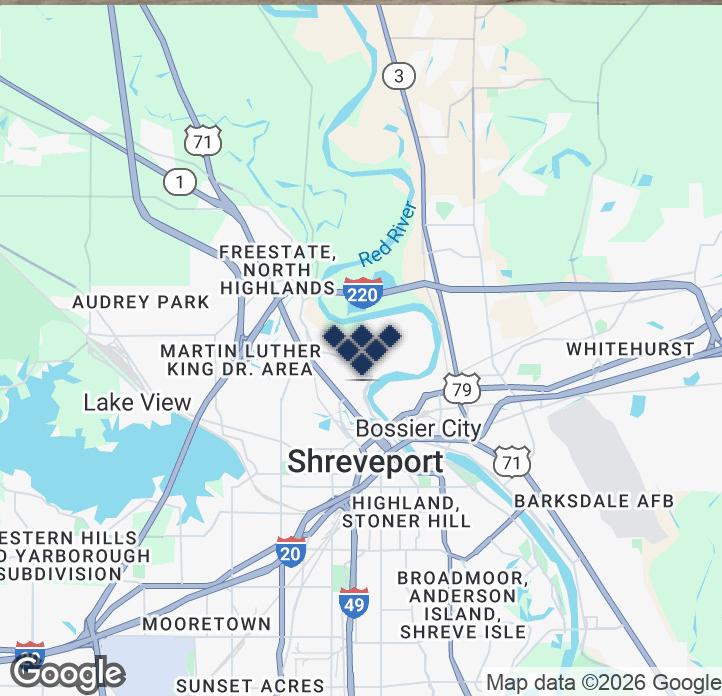




**1016 Jack Wells
Boulevard
4,000 SF**

Jackson B. Wheless
Direct 318.698.1113
Mobile 318.344.7384
JacksonW@Sealynet.com

Sealy Real Estate Services
333 Texas Street, Suite 1050
Shreveport, LA 71101
318.222.8700
www.sealynet.com



Offering Summary

Lease Rate:

\$6.00 SF/yr (MG)

Total Building Size / Available SF:

28,000 SF / 4,000 SF Available

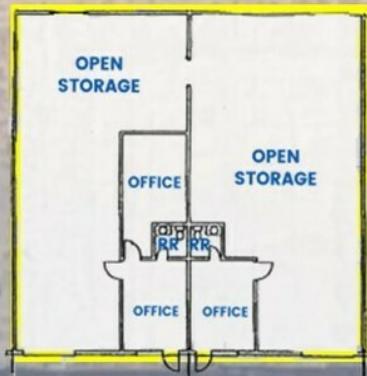
Property Overview

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 Grimmett 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.

1016 JACK WELLS



Sealy Real Estate Services
333 Texas Street, Suite 1050
Shreveport, LA 71101
318.222.8700
www.sealy.net.com

Jackson B. Wheless
Direct 318.698.1113
Mobile 318.344.7384
JacksonW@Sealy.net.com

All information set forth in this brochure has been obtained from the owner, personal observation, or other reliable sources. Sealy Real Estate Services, LLC does not guarantee the accuracy of this information and makes no representations or warranties, expressed or implied, in this brochure. Information contained herein is subject to change without notice.