



shreveport
business
park

AVAILABLE FOR LEASE

7600 Antoine Boulevard | Shreveport, LA

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Shreveport Business Park (7600 Antoine Blvd, Shreveport, LA) is comprised of three buildings totaling nearly 3.5 Million sq. ft. near the Texas and Arkansas state borders, and the Caddo – Bossier Port. The site is also near Dallas, one of the fastest growing MSAs in the country. It is well-positioned for accessibility via multiple interstates and throughways. Current tenants include Schlumberger, Hyundai Glovis, Thyssenkrupp Supply Chain Services and United States Postal Service (USPS)

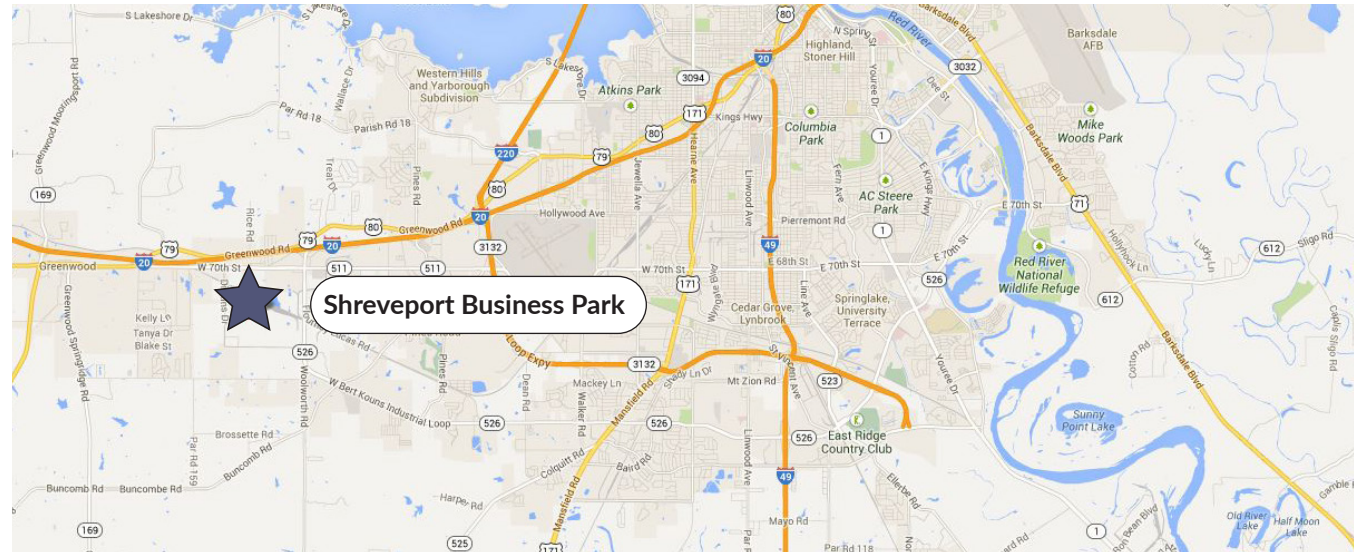
The site includes: Building A, 1 Million sq. ft. assembly building; Building B an 842,000 sq. ft. former stamping plant; and Building C, a 1.5 Million sq. ft. manufacturing, warehouse and paint facility. The plant includes 530 acres located in southwestern Shreveport, with access to heavy power and active, Union Pacific Railroad spurs. Waste water treatment, heating, steam generation, bulk-fluid transfer and conditioned air can be supplied by Shreveport Business Park's powerhouse.

TENANTS



HIGHLIGHTS

- » Approximately 18 miles of conveyor line for assembly under one roof
- » Access to I-20, I-49, 526, & 79/511
- » Multiple active rail spurs on site with Union Pacific Railroad service
- » 30' - 50' Ceiling clearance
- » 45' x 45' - 50' x 50' Column spacing
- » (2) 100' x 500' Crane bays with 50' Clear
- » (2) 65-ton internal crane rails
- » Docks and grade level doors
- » Heavy power
- » 4,780 Parking spaces
- » Insulated Metal Walls, Manufacturing-Grade Concrete Flooring
- » Wet Sprinklered



AREA

Shreveport serves as the economic driver of the region and is commonly called the Capital of the Ark-La-Tex. It is the third largest city in Louisiana, leading the community in progressive growth and development. Shreveport is the seat of Caddo Parish and serves as the financial, medical, commercial, industrial and governmental hub of the area. Shreveport's centralized geographic location, near one of the fastest growing MSAs in the United States (Dallas) and situated at the crossroads of three major interstate highways: I-20, I-49, and I-220, make it an ideal commercial distribution hub in the United States. The City of Shreveport, Caddo Parish, North Louisiana Economic Partnership (NLEP) and Louisiana Economic Development (LED) are supportive of businesses and willing to engage companies looking for incentives.

UTILITIES

The site has a variety of options for tenants in need of access to heavy power and consistent utilities, able to support large-scale users. [An extensive document outlining the site's utility capabilities is available upon request.](#)

Electricity Supplier	Southwestern Electric Power Company (SWEPCO/AEP)
Natural Gas Supplier	Centerpoint Energy Enable Midstreams
Water Supplier	City of Shreveport
Sewer Supplier	City of Shreveport
Telecommunications Supplier	AT&T (T1)/Verizon/Comcast
Fiber Optic Network	Major Carriers

AERIAL



HIGHLIGHTS

- Located within 500 Miles of 1 in 5 Americans
- On-site, Dual Feed Substation (Excess of 100 MW)
- On-site 2.5 Million Gallon Pretreatment
- (3) Rail Spurs
- In-place Foreign Trade Zone Subzone

BUILDING A

FULLY LEASED



The former general assembly and stamping plant building contains conditioned floor space. There were significant upgrades to building, manufacturing infrastructure and equipment in 2002. Glovis, a Hyundai subsidiary leases a portion of this building for Kia and Dodge vehicles.

SPACE SIZE:
1,000,000 SF

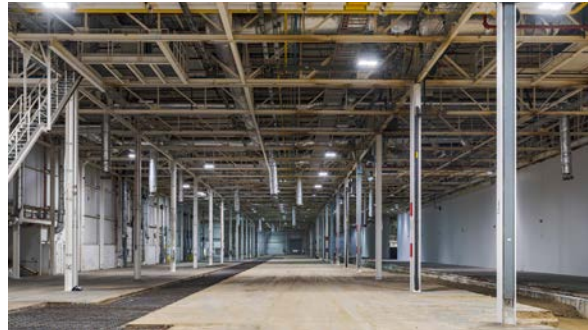
AVAILABLE SPACE SIZE:
FULLY LEASED

ZONING:
I-2 Heavy Industrial

SPECIFICATIONS:
Clear Height - 30'
Column Spacing - 50' x 50'
50 Docks (Additional can be added)
13 Drive in Doors (Additional can be added)
1 Rail Door

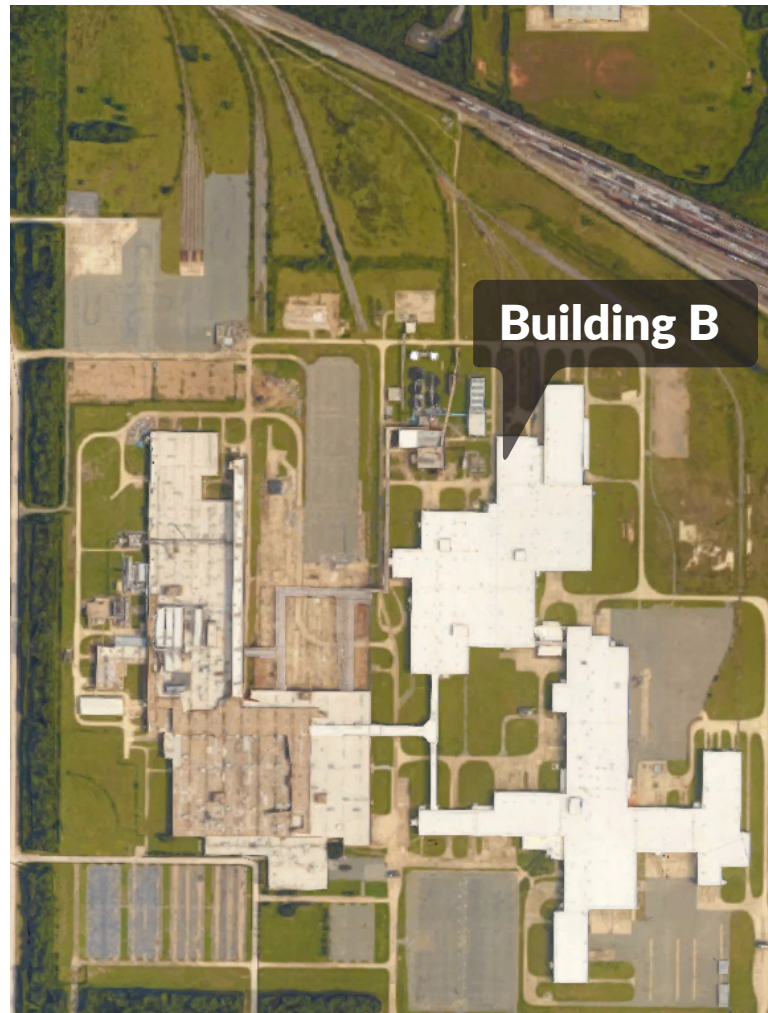
CONSTRUCTION/ADDITIONS:
2002/2023

BUILDING A - PHOTOS



BUILDING B

FULLY LEASED



The former stamping plant includes heavy construction with significant upgrades to building, manufacturing infrastructure and equipment made in 2002.

SPACE SIZE:
842,000

AVAILABLE SPACE SIZE:
FULLY LEASED

ACRES:
83 (Up to 168 Additional)

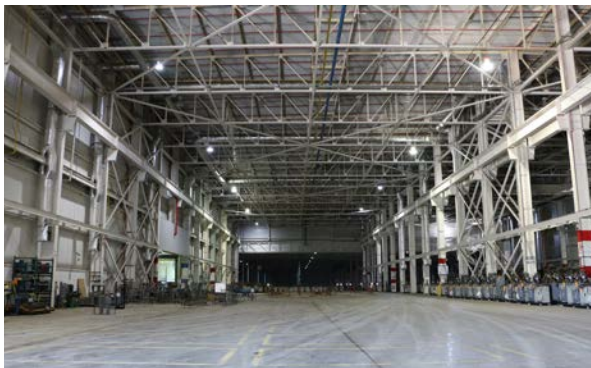
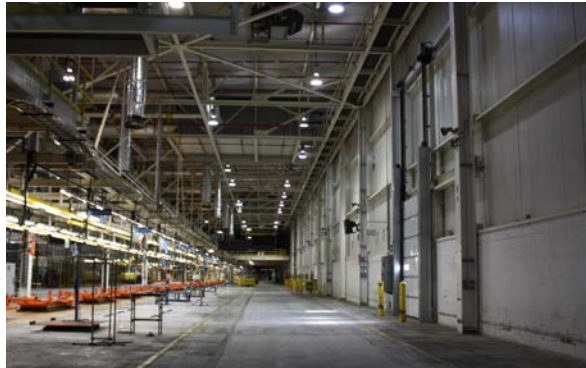
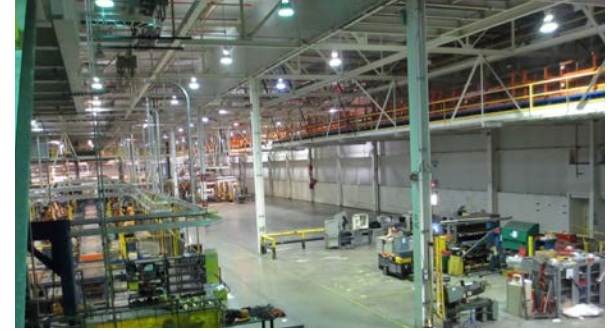
ZONING:
I-2 Heavy Industrial

SPECIFICATIONS:
Clear Height - 30'6"
Column Spacing - 50' x 50'
Cranes - (2) 100' x 500' Bays
50' Clear
(2) 65-ton, internal rail cranes
12 Docks (Additional can be added)
9 Doors (Additional can be added)
2 Rail Doors

CONSTRUCTION/ADDITIONS:
2002 / 2023

PARKING:
4,780 Spaces

BUILDING B - PHOTOS



BUILDING C



The former paint facility – Heavy original construction with significant upgrades to building, manufacturing infrastructure and equipment in 2002.

SPACE SIZE:
1,500,000 SF

AVAILABLE SPACE SIZE:
1,131,450 SF

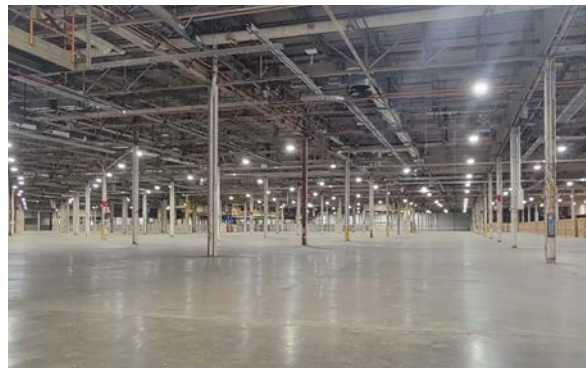
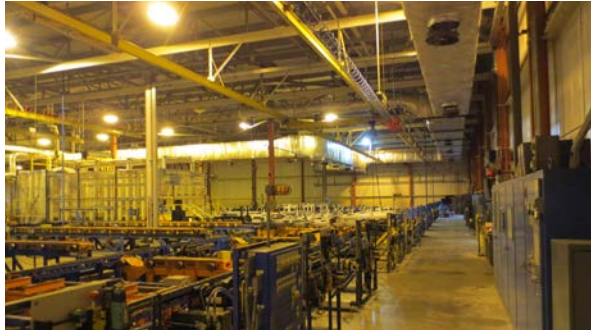
ACRES:
165 (Up to 91.70 Additional)

ZONING:
I-2 Heavy Industrial

SPECIFICATIONS:
Clear Height - 26'
Column Spacing - 45' x 45'
21 Docks (Additional can be added)
17 Doors (Additional can be added)
1 Interior Rail Loading Area
Explosion-proof, containment area (35,000 SF)

CONSTRUCTION/UPGRADED:
1978/2002

BUILDING C - PHOTOS



MARKET OVERVIEW

SHREVEPORT, LA

Shreveport is the third largest city in the state of Louisiana and is the seat of Caddo Parish. The city extends along the west bank of the Red River (most notably at Wright Island the Charles and Marie Hamel Memorial Park, and Bagley Island) into neighboring Bossier Parish. Shreveport and Bossier City are separated by the Red River.

The population of Shreveport was 187,593 as of the 2020 U.S. Census. The Shreveport-Bossier City metropolitan area had a population estimate of 397,590 in 2019, and has remained the third most-populous metropolitan area in Louisiana and 111th in the United States, according to the United States Census Bureau.

POPULATION & WORKFORCE

Population for Shreveport-Bossier MSA

Population	187,593
Civilian Labor Force	101,996

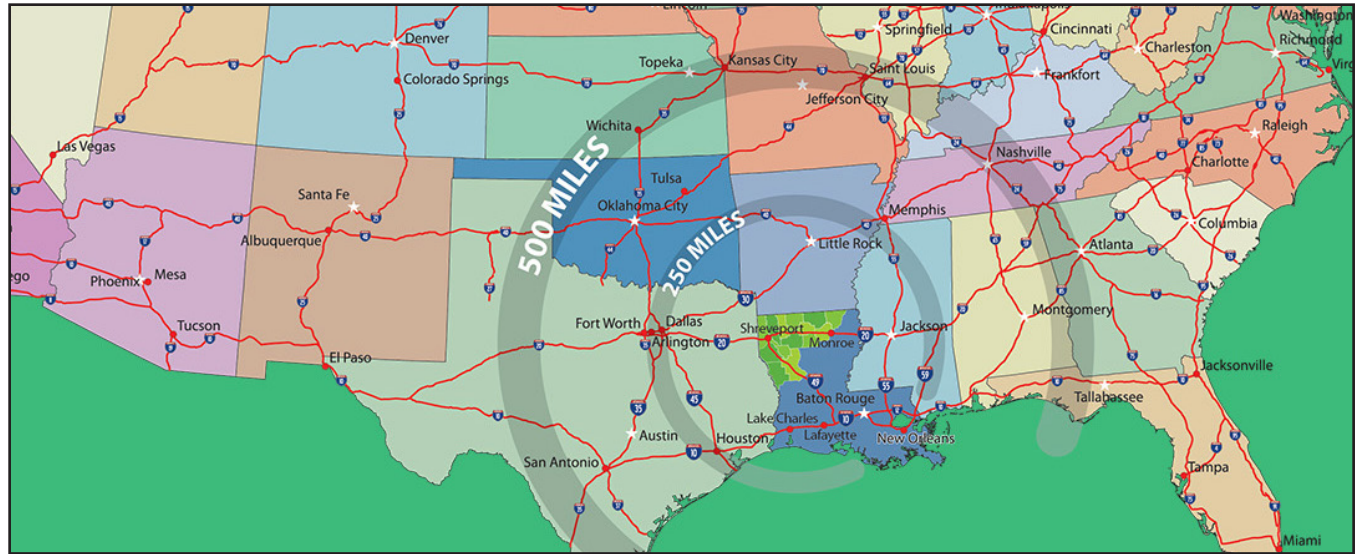
Source: US Census 2024 Estimate.



TOP EMPLOYERS

Barksdale Air Force Base Government	14,500
Caddo Parish Public Schools (CPPS)	9,416
Willis-Knighton Medical Center	6,732
Bossier Parish School Board	3,000
LSU Health- Shreveport	2,762
University Health- Shreveport	2,673
City of Shreveport	2,569
Horseshoe Bossier City	2,532
Christus Schumpert Highland Hospital	1,800
United States Dept. of Veterans Affairs	1,682
Teleperformance, Inc.	1,623

Source: Louisiana Workforce Commission



Source: NLEP

CADDO PARISH

Nationally recognized in the top ten for economic development by Site Selection, Caddo Parish is connected globally by a multi-modal transportation system of ports, interstates, U.S. highways, rail, and air service. Caddo Parish supports one of the most diverse economies of its size. The median household income is \$48,486.

Recognized by Forbes magazine and KPMG Competitive Alternatives as the most cost competitive in the nation and in North America, respectively, Caddo Parish offers both value and quality. Caddo Parish provides a quality workforce, a business-friendly environment and an infrastructure that helps businesses succeed nationally and globally.

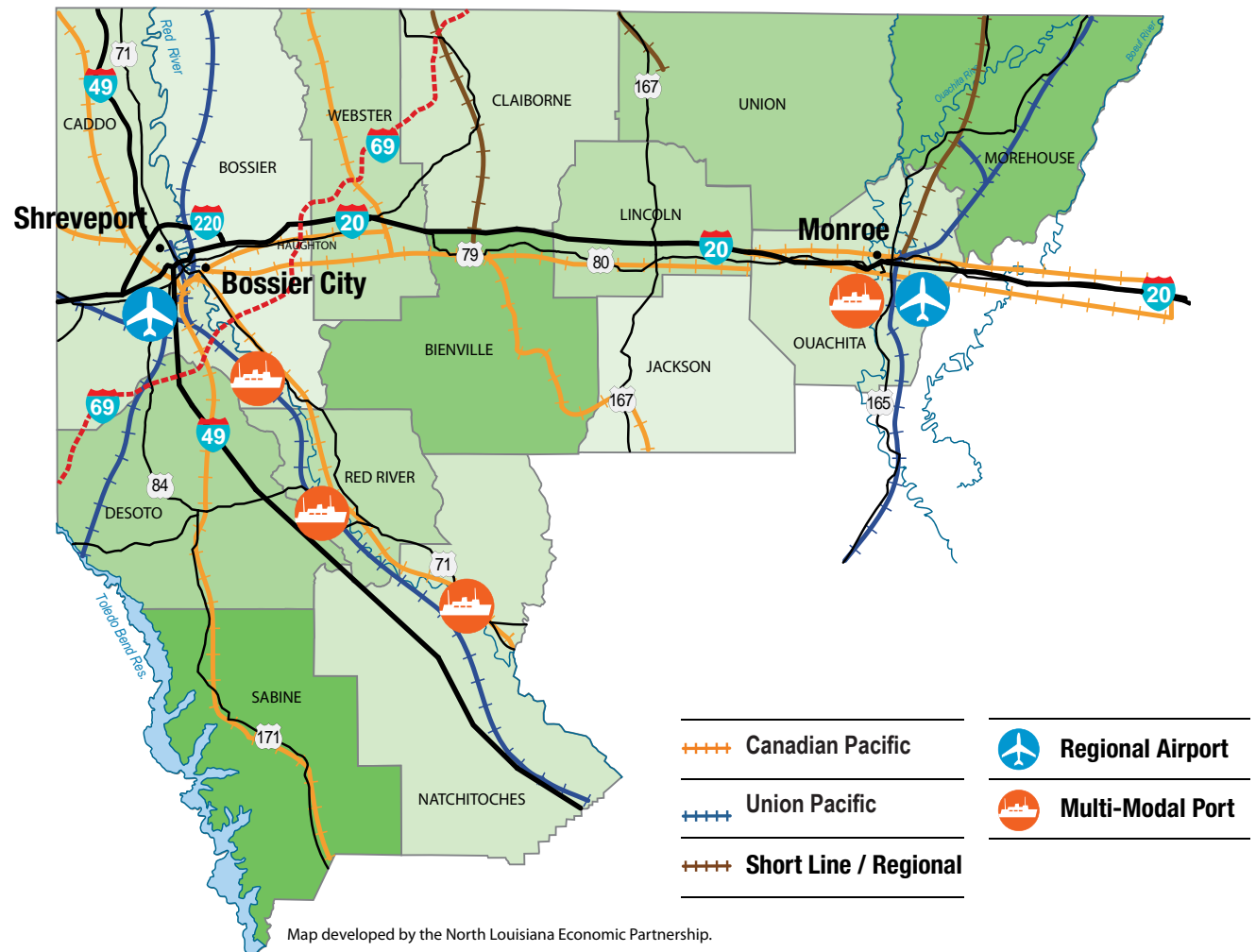
BOSSIER PARISH

Located in northwest Louisiana, Bossier Parish covers 840 sq. miles of land with ready access to I-20, I-49 and the planned I-69. Bordered by the Red River, Bossier Parish offers multimodal transportation options, including Class 1 rail, airports, and port transportation.

With an estimated 2020 population of 128,746 residents earning a median household income of \$71,365, Bossier Parish represents one of the fastest growing parishes in Louisiana.

The largest employer in northwest Louisiana is Barksdale Air Force Base, located south of Bossier City. Employing more than 14,500 people, Barksdale generates an annual economic impact of \$753.8 million for the economy of Bossier Parish and surrounding communities. In 2009, the Air Force's newest command, Global Strike Command, was activated at Barksdale increasing the base's importance as a military facility and economic engine.

LOGISTICS & ACCESS





AIRPORTS

Shreveport Regional Airport (SHV)

The Federal Aviation Administration (FAA) has honored Shreveport Regional Airport with two awards for its efforts to promote safety and efficiency. In addition to being named Louisiana Airport of the Year multiple times, the SHV was singled out among airports in the five-state Southwest Region for an Excellence in Construction Safety award. The FAA's Southwest Region includes Louisiana, Texas, Arkansas, Oklahoma and New Mexico.

- Designated a small hub airport served by four airlines to seven non-stop destinations
- Over 42 scheduled arrivals and departures per day
- U.S. Customs Office on site – Port of Entry
- Foreign Trade Zone
- Shreveport -Bossier MSA and the Region are AEROready Certified
- Runway Data:
 - » Runway 32 - 7,976 x 200 feet
 - » Runway 14 - 8,351 x 200 feet
 - » Runway 6-24 7,002 x 150 feet
- Air Cargo Carriers and Handlers:
 - » Empire Airlines
 - » Federal Express
 - » United Parcel Service
 - » Integrated Airline Services

- Commercial Air:
 - » Allegiant (leisure/seasonal)
 - » American
 - » Delta
 - » United
- Commercial Air Hubs:
 - » Hubs:
 - » Atlanta
 - » Charlotte
 - » Dallas Fort Worth
 - » Houston
 - » Denver
- Allegiant Hubs:
 - » Las Vegas
 - » Destin

Downtown Shreveport Airport (DTN)

- General Aviation/reliever airport
- Houses privately owned and corporate aircraft
- Houses aircraft maintenance
- Southern University Shreveport airframe and power plant
- Mechanics certification school
- Primary runway is 5,000 feet
- Convenient downtown location



ROADWAYS

Shreveport is connected to the rest of the world through a superior interstate system.

- I-20 is a major east-west Interstate Highway that touches six states in the South and connects to seven of the ten primary north-south Interstates.
- I-49 is an Interstate Highway running north-south, touching Louisiana, Texas, Arkansas, and Missouri.
- I-220 is an east-west bypass route around Shreveport, efficiently expediting traffic flow around the city.
- Louisiana Transportation Trust fund was established in 1989
- All taxes levied on fuels are invested in the trust fund
- Funds are dedicated for:
 - » Construction and maintenance of roads and bridges of the state and federal highways
 - » State Flood-Control Program
 - » Ports, airports, transit, state police for traffic control
 - » Parish Transportation Fund



RAILWAY

- Rail service by Union Pacific Railroad
- Shreveport has a direct connection to the Meridian Speedway a 320-mile joint venture between Kansas City Southern and Norfolk Southern Railroad, which features:
 - » The fastest route from the Northeast to Dallas
 - » Minimal potential for winter weather delays through a more southern route
 - » Limited exposure to congestion and crosstown hassles present in other interchange cities
- Shreveport intermodal container loading/unloading at the Kansas City Southern Deramus Yard
- Next-day, second-day and third-day rail service to the Sunbelt and Midwest regions



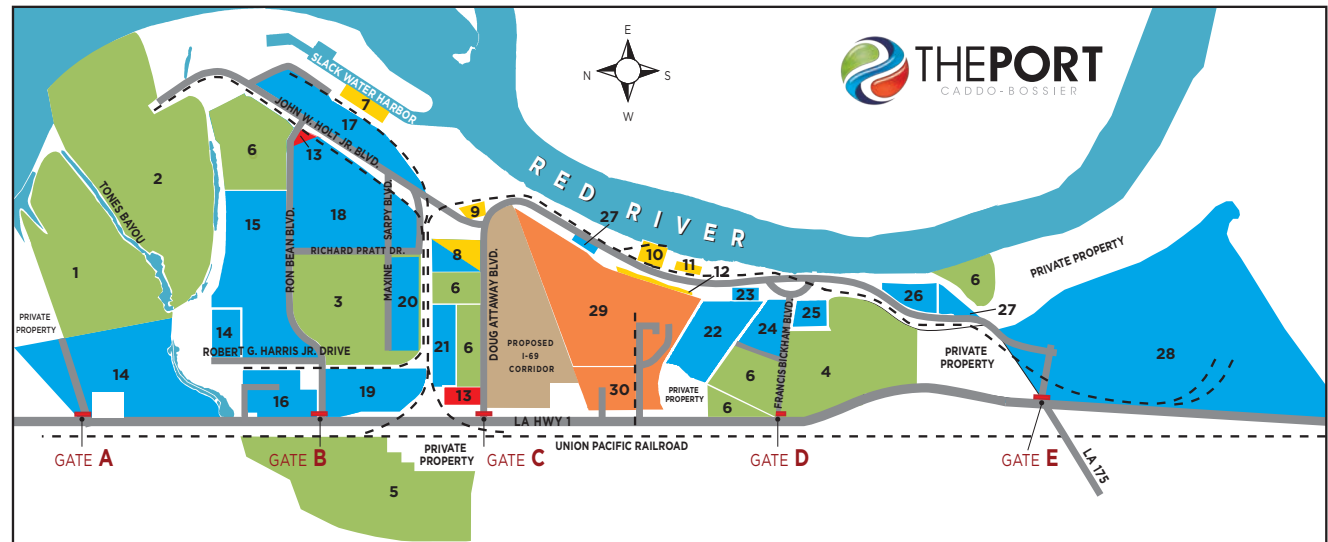
FREIGHT

- Next day and second day motor freight delivery from Northwest Louisiana encompasses most of the Sunbelt and Midwest U. S.
- Northwest Louisiana has convenient access to I-20 (east-west) and to I-49 (north-south) which connects Shreveport to I-10 (east-west) in South Louisiana
- Approximately 41.3 million people are within one day's drive



PORT (Port of Caddo Bossier)

- Port of Entry for Foreign Trade Zone and U.S. Customs
- Port owns approximately 2,300 acres in Caddo and Bossier Parishes at the head of navigation on the Red River Waterway with 9 ft. inland river system draft. Approximately 225 acres have direct access to water.
- General Cargo Dock has a roll-on/roll-off ramp with rail on dock and both a 30-ton and a 50-ton cantilever bridge crane.
- Rail switch yard on-site with 23+ miles of rail on the Port complex.
- Certified scales both static rail/truck and weigh-in-motion rail.
- 3,200 LF Slack Water Harbor has a 400 ft. concrete dock and a 200-ton crawler crane.
- Comprehensive rail network within the Port complex operated by the Port. Assets include two 500-hp, 60-ton locomotives, one 1200-hp, 120-ton locomotive.
- Daily service by Union Pacific Railroad, Class I Rail, with local connection to Kansas City Southern Railway, Class I Rail.
- 4-lane access to I-49 (North-South) and I-20 (East-West) with a Record of Decision for the future I-69 corridor crossing at the Port.



ENTERPRISE ZONE & FOREIGN TRADE ZONE

Enterprise Zone

Louisiana's Enterprise Zone (EZ) Program provides tax credits and sales and use tax refunds to businesses that hire at least 35% of their new employees from one of four targeted groups. Businesses and their contractors receiving state tax rebates or credits under the EZ program are encouraged to give consideration to Louisiana manufacturers, suppliers, contractors, and labor for their project.

Foreign Trade Zone

The Foreign-Trade Zone Program was created by the U.S. government to facilitate international trade and increase the global competitiveness of U.S.-based companies. The program, which has existed since the 1930s, continues to thrive and change to better meet the needs of American companies in the global economy.

The Foreign Trade Zone in Caddo-Bossier makes it possible to import materials and components into the U.S. without paying duties until they enter the U.S. market. Goods shipped out of the country from FTZs are duty-free.

Under the supervision of U.S. Customs and Border Protection, foreign goods may enter The Port of Caddo-Bossier duty and quota free for an unlimited period of time. While in the zone, goods may be stored, manipulated, mixed with domestic and/or foreign materials, used in a manufacturing process or exhibited for sale. Imported goods assembled or manufactured in a zone may be subject to a lower duty rate. Duty is assessed on the value of the imported parts at the duty rate applicable to the imported parts or applicable finished product, whichever is lower. Duty is not assessed on U.S. labor or materials used in assembly or manufacturing.

Source: <https://www.shreveportla.gov/127/Enterprise-Trade-Zone>

The logo for Shreveport Business Park is located in the top left corner. It consists of a dark blue rectangle with a white border. Inside the rectangle, the words "shreveport", "business", and "park" are stacked vertically in a white, lowercase, sans-serif font.

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