

**SHREVEPORT BUSINESS PARK**  
**7600 ANTOINE BOULEVARD, SHREVEPORT, LA 71129**  
**CONSTRUCTION SPECIFICATIONS AND UTILITY CAPACITY**

**CONSTRUCTION**

Metal Sidewalls of all steel construction with 3" foam insulation

Roll down heat weltd roofing material with 3" foam insulation

Manufacturing-Grade Concrete Flooring

Sprinkler: Wet

Rail: Multiple active spurs on site -

Union Pacific Railroad three (3) spurs. Direct connection available to Kansas City Southern Railway (KCS)

» 30' - 50' Ceiling clearance (Buildings A and B have clear heights of 30' 6"; Bldg. C clear height is 24.5' - 25' however, in a portion of it with mezzanines removed, clear of approximately 75' could be achieved.

» 50' x 50' Column spacing in Buildings A and B; Building C column spacing is 45' x 45'

» (2) 100' x 500' Crane bays with 50' Clear

» (2) 65-ton internal crane rails

» Lighting is metal halide and mercury vapor. Lighting being replaced with LED but only about 5% as of date of this report.

» Docks and grade level doors. Electrically operated, load levelers, locking docks; variable arm lights to illuminate trailer.

**UTILITIES**

Electricity Supplier Southwestern Electric Power

Company SWEPCO/AEP dedicated substation on site. Two 40 MVA transformers, making a 138 kV loop-fed substation

Natural Gas Supplier Centerpoint Energy 6" high pressure steel line on site. Normal operating pressure is between 100 psig-250 psig. The line typically operates at 170 psig\*

*\* In general, pressure is a force acting on a surface area; the psi unit measures pressure as pounds of force and square inches of area. ... But pounds per square inch gauge (psig) is typically the pressure difference between a supply tank and the outside air; it ignores atmospheric pressure.*

Water Supplier City of Shreveport. Two separate connections on a 16" water main. One is an 8" with two 8x2" meters; the other is 10" with two 10 x 2" meters. Current water rates are \$6.04 per thousand gallons. Excess capacity of the T.L. Amiss Water Purification plant is 1 MGD

Sewer Supplier City of Shreveport. A 21" sewer line in the industrial park has a capacity of 462,000 GPD. Excess capacity of the Lucas Wastewater Treatment Plant is 1 MGD. Current rates are \$18.02 per thousand gallons.

### **TELECOMMUNICATIONS**

Supplier AT&T/Verizon/Comcast. AT&T provides phone service and has a T-1 fiber line that connects to the facility

### **ZONING**

I-2 Heavy Industrial

### **AXES OF TRANSPORTATION (ROAD)**

» Access: U.S. Interstates I-20, I-49. US Highways 79/80 and 171. Louisiana Highways, 526 and 511

### **GEOGRAPHIC COORDINATES**

32.428190 ° NORTH and -93.915396 ° WEST

### **OVER HEAD DOOR INVENTORY**

#### **BUILDING A**

50 DOCK HEIGHT OVERHEAD DOORS

13 GRADE LEVEL OVERHEAD DOORS

1 RAIL ACCESS DOOR

#### **BUILDING B**

12 DOCK HEIGHT OVERHEAD DOORS

7 GRADE LEVEL OVERHEAD DOORS

2 RAIL ACCESS DOOR

#### **BUILDING C**

21 DOCK HEIGHT OVERHEAD DOORS

17 GRADE LEVEL OVERHEAD DOORS

1 RAIL ACCESS DOOR