



1830 North Pine Street - SALE/LEASE 36,850 SF

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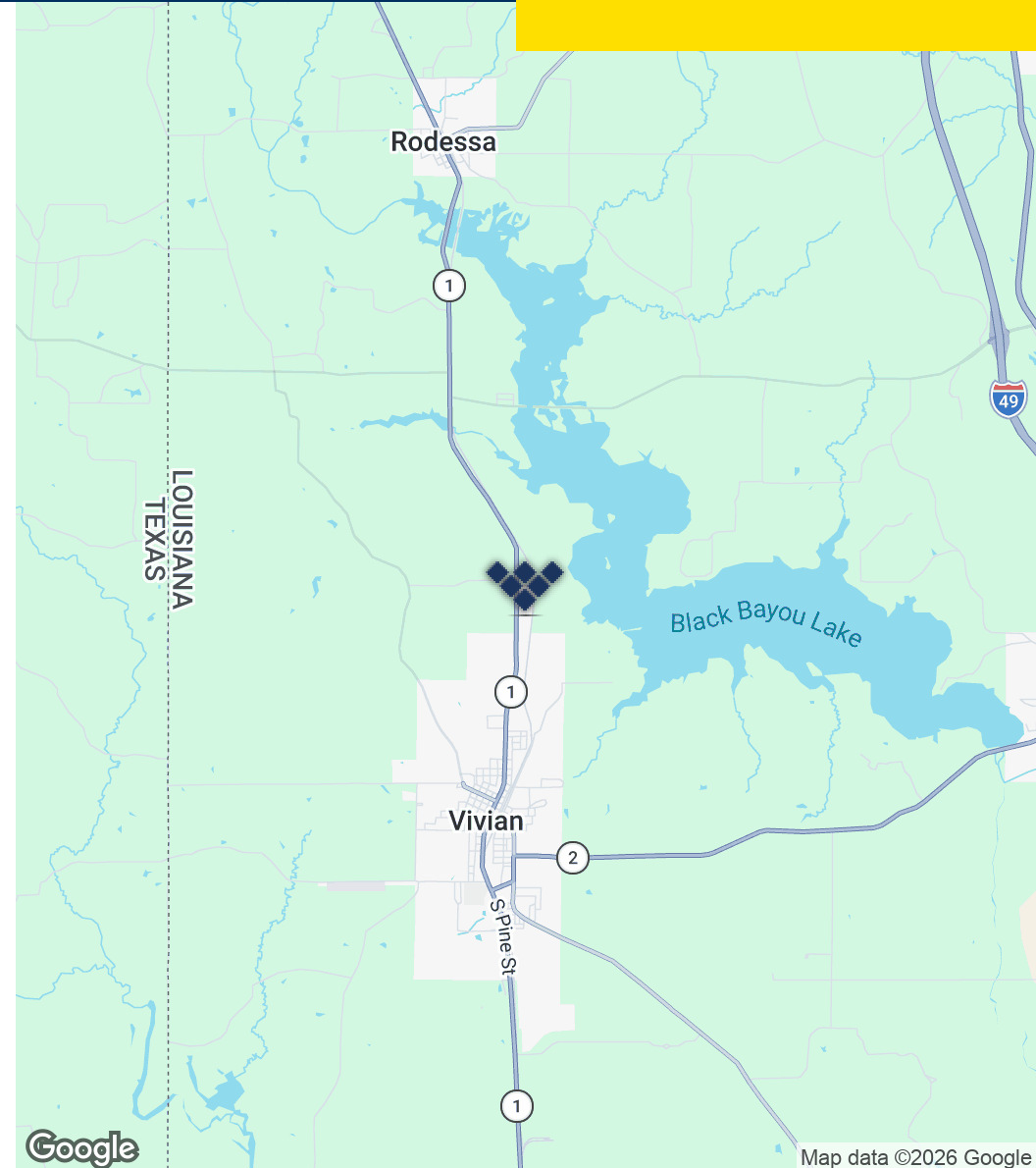
Sealy Real Estate Services

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Property Type	Industrial
Property Subtype	Warehouse/Distribution
Building Size	36,850 SF
Lot Size	11.5 Acres
Sale Price	\$450,000
Price/SF	\$12.21
Lease Rate/Type	\$2.00/SF/YR (NNN)

36,850 SF industrial facility on 11.5 acres in Vivian offering a functional 13.7-foot sidewall height, 15.5-foot center height, and excellent yard space for equipment, storage, or future expansion. The office area is approximately 2,765 and contains several private offices, conference room, reception, break areas and restrooms. The warehouse/shop has an east and west side connected by large, cased openings. There are four heaters and nine fans in the east side and five fans and one heater on the west side. The east side is approximately 175 feet deep by 95 feet wide and the west side is approximately 175 feet deep by 105 feet wide. There are two truck doors - one grade level and one dock high, which is covered by a canopy. LED lighting. The building provides efficient circulation, strong utility access, and a flexible layout suitable for manufacturing, storage, or distribution uses.

Located in the Caddo Parish industrial cluster near LA-1, the property combines substantial square footage with a large, usable site. The property offers access to North Market Street/LA Highway 1 (± 0.5 miles), I-220 (± 2 miles), Downtown Shreveport (± 3 miles), I-49 (± 4 miles), and I-20 (± 5 miles).





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