



**8279 West Antoine Loop
TRACT 3: 5 Acres**

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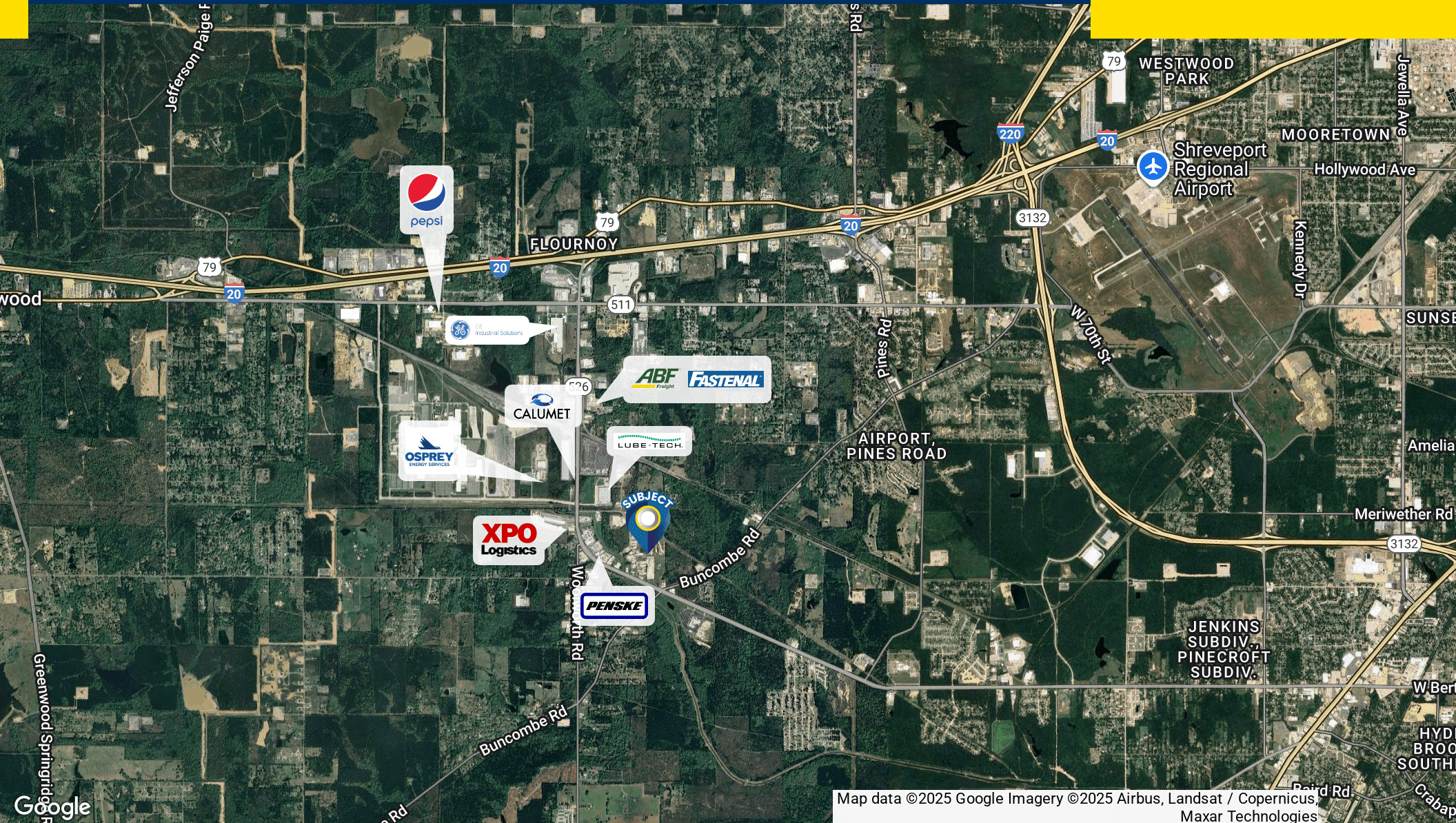
Tract 3 Property Details

Land Area	5 Acres
Lease Rate	\$500 / Acre (Monthly) \$0.14/SF (Annual)
Base Monthly Rent	\$2,500
Lease Type	Gross
Zoning	I-1
Lot Depth	656 Feet
Topography	Level
Opportunity Zone	Yes

Property & Location Overview

Approximately 5-acres of cleared, grade level, raw land available. It can be subdivided and there are adjacent lots also available for lease. The property is located on the west side of Shreveport in a heavy industrial area surrounded by extensive manufacturing facilities and distribution warehouses. Major companies in the area include Calumet, LubeTech, BJ Services, and Hyundai Glovis. It's located 1.8 miles south of Interstate 20, 5.7 miles from LA Innerloop Hwy 3132, and less than seven miles from Shreveport Regional Airport. Landsplits are available.





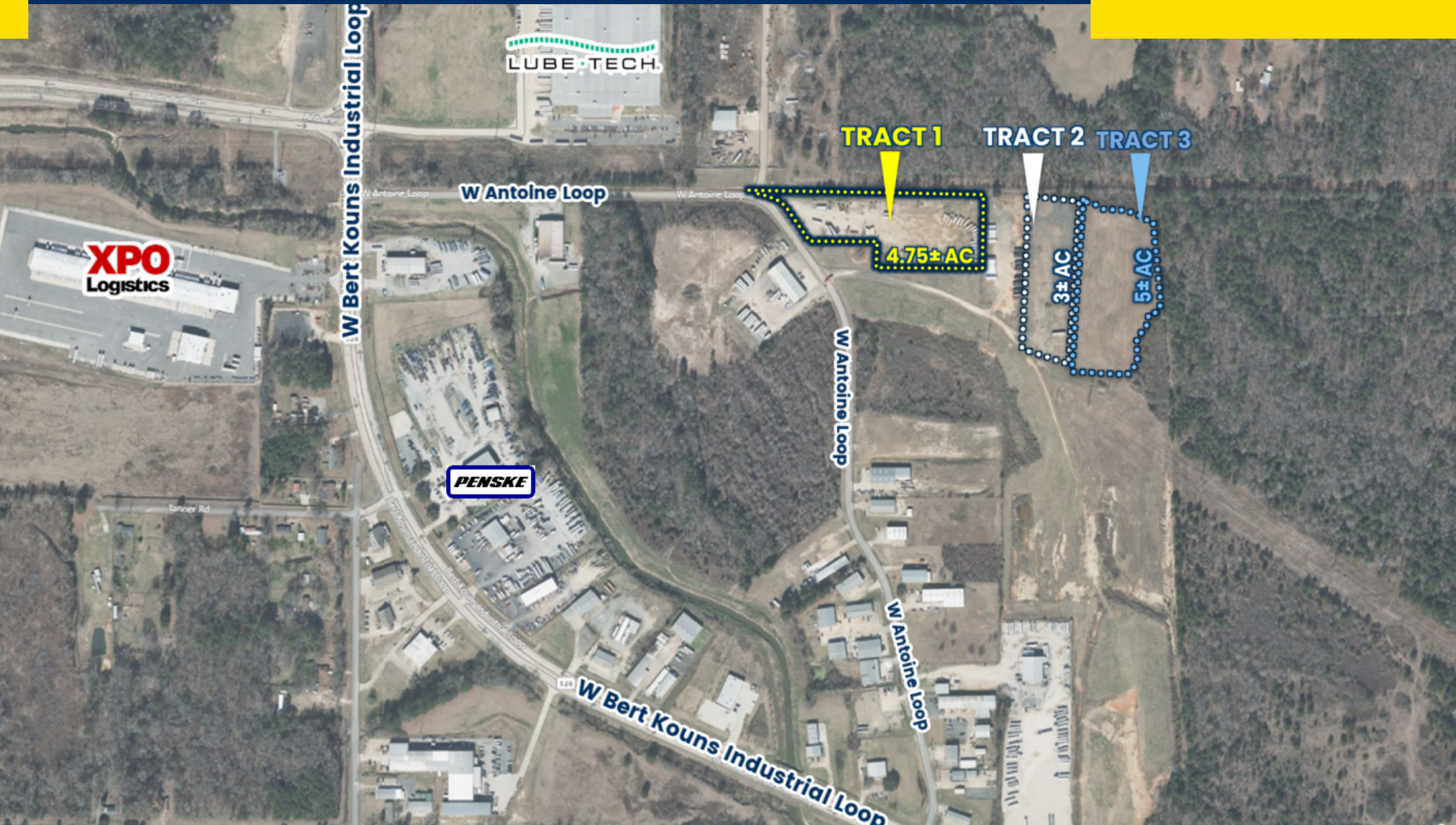
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