



Available For Lease

**7330 Julie Francis Dr,
Shreveport, LA 71129**



PROPERTY SUMMARY & PARCEL OUTLINE

7330 Julie Frances Dr, Shreveport, LA 71129 offers 86,627 SF of industrial warehouse/distribution space on a 6-acre site, including 80,762 SF of warehouse and 5,865 SF of office space. The facility features 7 dock-high doors, 3 drive-in doors plus 1 ramp, and a 20' clear height, providing strong functionality for distribution, warehousing, or manufacturing operations. Originally built in 1975 and renovated in 2021, this Class B facility is equipped with 2,500 amps of 277/480V power and is zoned I-2, making it well-suited for a wide range of industrial users.



PROPERTY DETAILS & SPECIFICATIONS

Address: 7330 Julie Frances Dr, Shreveport, LA 71129

Building Type: Industrial Warehouse/Distribution

Total SF:

- **Total:** 86,627
- **Warehouse:** 80,762
- **Office:** 5,865

Acreage: 6.00

Dock Doors: 7 Dock High

Drive In Doors: 3 Drive in and 1 Ramp

Clear Height: 20'

Year Built/Renovated: 1975/renovated in 2021

Power: 2,500 amps, 277/480 incoming primary

Building Class: B

Zoning: I-2







PRIME INDUSTRIAL LOCATION - SHREVEPORT, LA

7330 Julie Francis Drive is strategically positioned within Shreveport's established industrial and logistics corridor, offering strong connectivity to major transportation routes serving Northwest Louisiana and the broader South-Central U.S. The property benefits from convenient access to I-20, I-220, and I-49, enabling efficient regional distribution throughout Louisiana, Texas, Arkansas, and Mississippi, with direct routes toward Dallas-Fort Worth and other major Southern markets. Located near Shreveport Regional Airport and established manufacturing, warehousing, and distribution operations, the site is well-suited for logistics, light manufacturing, warehousing, service operations, and regional distribution. Its location within the Shreveport-Bossier City market provides access to a strong regional workforce and key freight infrastructure, making it a highly functional industrial location for users serving both local and interstate markets.

LOCATION KEY DISTANCES

I-20: 2 miles

US-80: 3 miles

I-220: 4 miles

Downtown Shreveport: 10 miles





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