

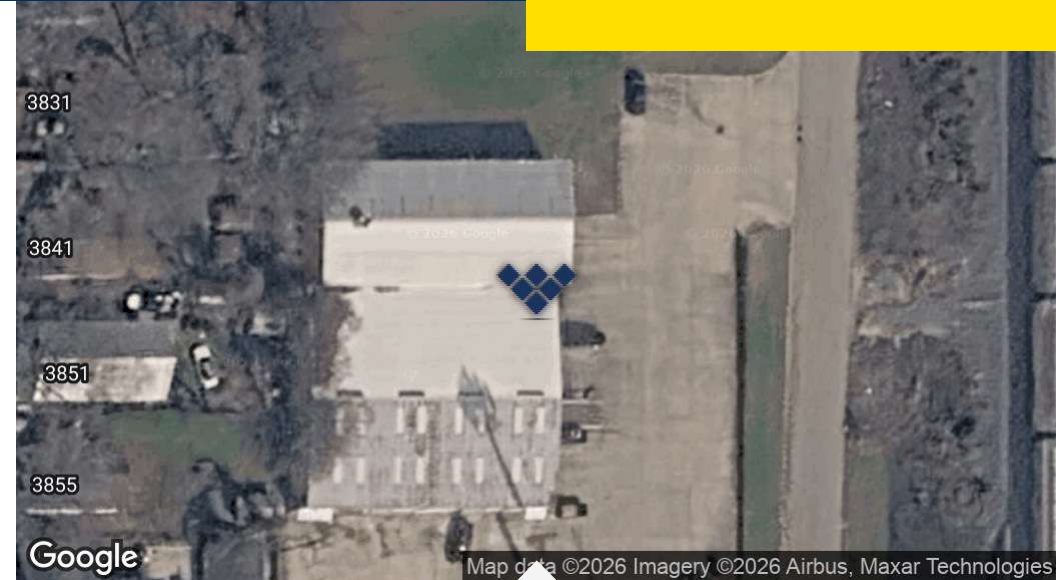


Offering Summary

Lease Rate:	\$3,500 per month (MG)
Building Size:	5,137 SF
Available SF:	5,137 SF
Zoning:	I-1

Location Overview

Located on Florence Avenue in Southeast Shreveport, the property provides access to I-49 (± 2 miles) and LA Highway 3132/Bert Kouns Industrial Loop (± 3 miles). Downtown Shreveport (± 4 miles) and Shreveport Regional Airport (± 6 miles). The surrounding area consists of a mix of industrial, commercial, and residential uses, supporting a variety of business opportunities.



Building Name	3844 Florence Avenue
Property Type	Industrial
Property Subtype	Warehouse/Distribution
Number of Floors	1

Positioned in an established industrial and commercial area of Shreveport, this ±0.37-acre site offers a flexible opportunity for tenants. Zoned I-1 Light Industrial, the property is suitable for a variety of industrial, service, storage, contractor, and warehouse/distribution uses. The lease includes the existing forklift and warehouse racking. The site's manageable size and existing industrial zoning provide an opportunity for users seeking an affordable location within the Shreveport market.

- ±0.37 acres (±16,200 SF)
- I-1 Light Industrial zoning
- Suitable for industrial, contractor, storage, service, or redevelopment uses
- Located within an established industrial/commercial corridor
- Flexible site for owner-users or investment purposes
- Convenient access to major transportation routes
- Downtown Shreveport (±4 miles)
- I-49 (±2 miles)
- Shreveport Regional Airport (±6 miles)

