

Active

Multi-Use Building & Land on Mansfield

11799 Mansfield Rd, Keithville, LA 71047



Overview

KW Commercial is pleased to offer for sale or lease 11799 Mansfield Road, a +/-3,800 SF multi-purpose commercial building and excess land, located on the border of Keithville/Shreveport just south of the new retail/commercial development around Walmart.

Originally constructed for industrial use, the facility was converted into a daycare facility in 2017. The conversion included enclosing the rollup door opening, fully insulating the facility with spray foam insulation, installation of three 5-ton HVAC systems, renovation of the reception/sales area, renovation of the breakroom and office restroom, installation of two multi-stall restrooms in the previous warehouse area, installation of a whole building generator, as well as many other smaller improvements and upgrades.

The +/-850 SF of reception, breakroom and all three restrooms are heated and cooled by a 5-ton HVAC split system. The +/-2,950 SF of open activities area is heated and...

Lease Spaces

Name	Rate	Footage	Acres
11799	\$5,240 /Month	3,800 SF	2.343 ac

For Sale/Lease

Retail

Secondary Uses: Industrial, Free Standing

Lease Rate	\$5,240 Month
Available SF	3,800 SF
Available Spaces	1
Sale Price	\$600,000
Price Per SF	\$157.9/SF
Building Size	3,800 SF
Acres	0.828 - 2.343 ac
Is Vacant	Yes
Former Tenant	Epic Learning Center
Structure	Other
Signage	On Building and Monument
Showing Instructions	Contact Broker/Agent
Submarket	SW Shreveport/Keithville
Property Use Type	Vacant/Owner-User
Property Status	Existing
Nearest Interstate	I-49
Nearest Highway	Hwy 3132
Nearest Airport	SHV
Nearest Port	Caddo-Bossier
Power Provider	Private - AEP-SWEPCO
Water Provider	City - City of Shreveport
Sewer Provider	Private - Onsite Plant
Natural Gas Provider	Private - Delta Utilities
County	Caddo Parish
Available	2025-07-15
Created	2025-07-15
Updated	2025-07-15
Listing ID	ac29aa0e
Parcel APN	161420005000100

KW Commercial NWLA



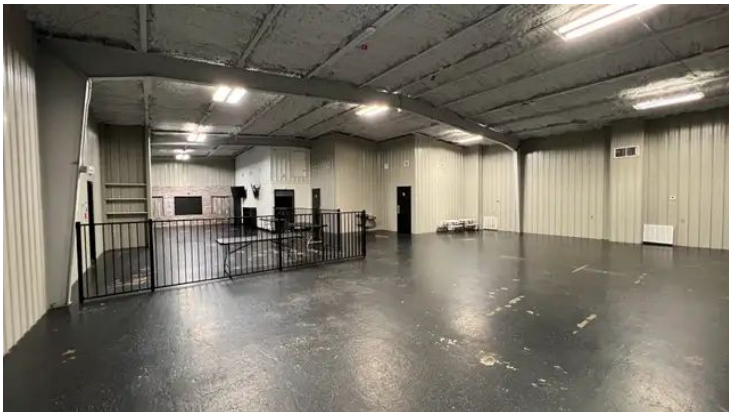
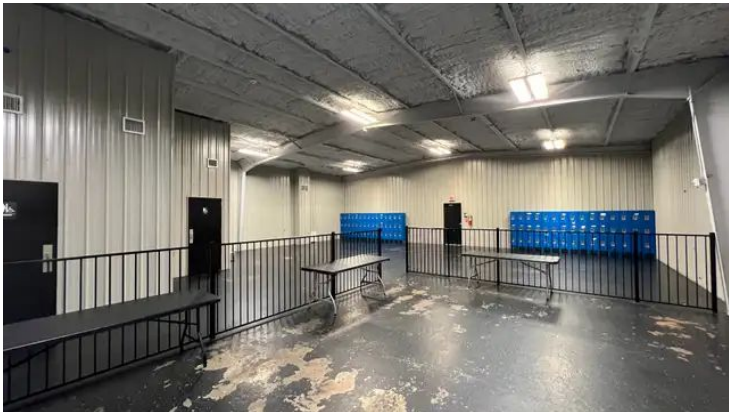
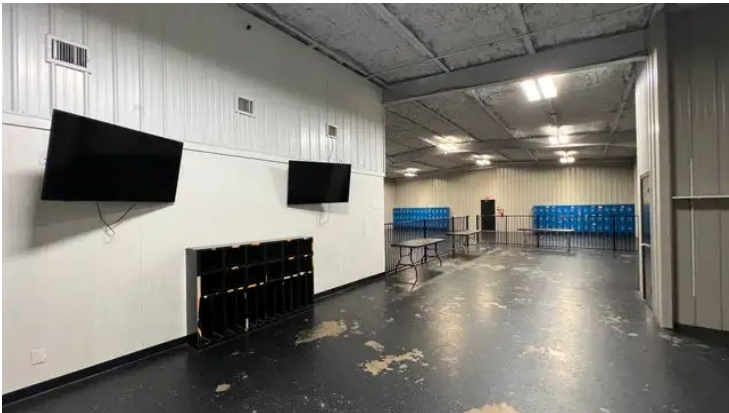
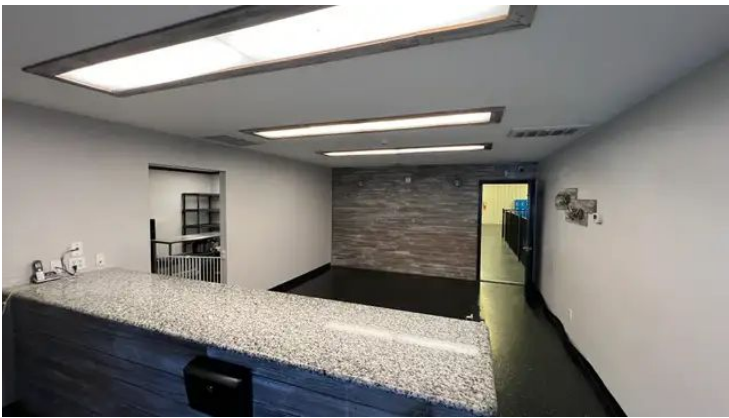
Trenton Siskron

E: tsiskron@kw.com

O: 318-213-1555

M: 318-213-1555

Additional Images







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