



Offering Summary

Lease Rate:	\$5,000 (Monthly)
Lease Type:	NNN
Available SF:	9,500 SF
Lot Size:	1.39 Acres
Price / SF (Annual):	\$6.32
Renovated:	2013
Market:	LA-Shreveport
Tax ID/APN:	181414013000100
Subtypes:	Flex Space, Mixed-Use, Light Industrial, Warehouse/Distribution
Office Space Available:	Yes - Approx. 800 SF

Overhead Doors	4
Total No. of Buildings	1
Parking Type	Surface
Parking Spaces	15
Access	via Wells Island Rd. & Mallott Dr.
Roof Type	Arched
Construction/Siding	Brick/Aluminum Siding
Sprinklers	None
Lighting	LED
Heat Type	Electricity
Condition	Excellent

Office/warehouse building containing approximately 9,500 square feet. Office portion is about 800 square feet - reception and two offices. One restroom. In excellent condition. Three overhead doors in rear (two 10' x 10' and one 10' x 12') and one overhead door (10' x 10') in front. .5 acres of yard space on south side of building.

The property is located in North Shreveport on Wells Island Road off Grimmert Drive. It sits south of I-220, less than 5 minutes from North Market St. and the new Amazon Distribution Center. Both downtown Shreveport and Interstate 20 are less than 5 miles south.



