



### Offering Summary

Lease Rate:	\$1,350 per month (MG)
Building Size:	2,500 SF
Available SF:	2,500 SF
Lot Size:	0.125 Acres
Zoning:	I-2

### Location Overview

Located near North Market Street/US Highway 71 ( $\pm 0.1$  miles), Downtown Shreveport ( $\pm 2.5$  miles), I-20 ( $\pm 3$  miles), and I-220 ( $\pm 4$  miles), providing convenient access throughout the Shreveport-Bossier market and regional transportation network.



Property Type	Industrial
Property Subtype	Manufacturing
Zoning	I-2
Building Class	C
Number of Floors	1

2,500 SF warehouse space available at 1110 Joseph Street, offering a functional layout for a variety of light industrial or storage users. The property features two grade level overhead doors, providing convenient drive-in access for loading, equipment, or vehicle storage. The space is well-suited for contractors, small businesses, or service-based operations seeking efficient and affordable warehouse space.

Positioned for ease of access, this location supports day-to-day operational flow while maintaining a cost-effective footprint. Offered at \$1,350 per month on a Modified Gross basis, the property delivers practical utility and strong value in today's market.

- 2,500 SF warehouse
- 2 grade-level overhead doors
- Drive-in loading access
- Ideal for light industrial & storage
- Modified Gross | \$1,350/month
- 0.1 mi to US Hwy 71
- 2.5 mi to Downtown Shreveport
- Easy access to I-20 & I-220