

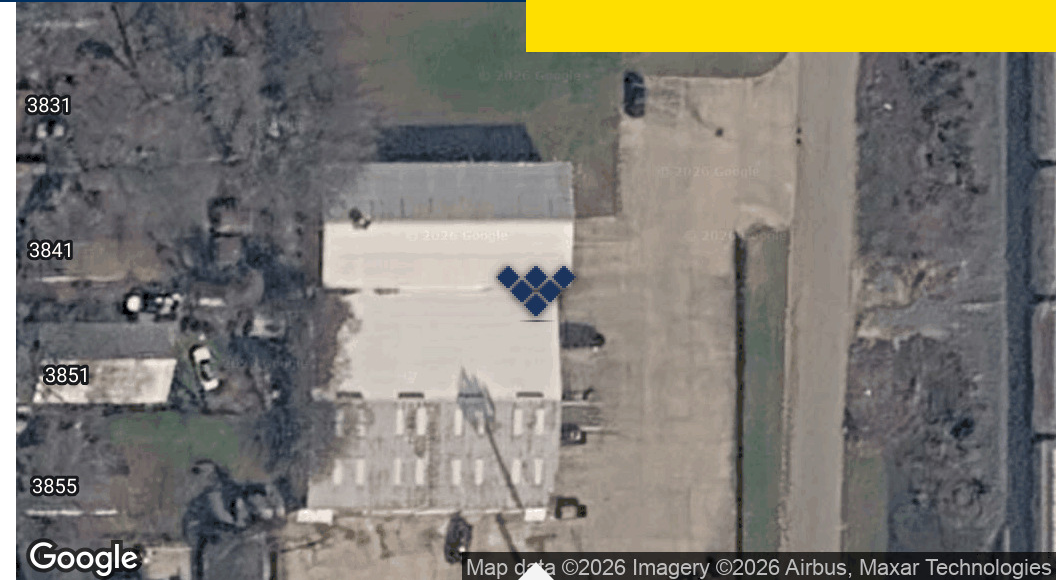


### Offering Summary

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 convenient access to I-49 ( $\pm 2$  miles) and LA Highway 3132/Bert Kouns Industrial Loop ( $\pm 3$  miles). Downtown Shreveport ( $\pm 4$  miles) and Shreveport Regional Airport ( $\pm 6$  miles) providing efficient connectivity for local and regional operations. The surrounding area consists of a mix of industrial, commercial, and residential uses, supporting a variety of business and redevelopment 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 owner-users, investors, or redevelopment. Zoned I-1 Light Industrial, the property is suitable for a variety of industrial, service, storage, and contractor uses. 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)

