



Offering Summary

Lease Rate:	\$4,200.00 per month (MG)
Building Size:	3,600 SF
Lot Size:	1.76 Acres
Renovated:	2023
Zoning:	B-3
In Opportunity Zone:	Yes
No of Dock Doors:	2
Office Space:	1,040 SF

Property Overview

3,600 square foot office warehouse building on Shed Road. Currently being remodeled to provide 1,040 square feet of office with reception, two offices, and two restrooms. There will be 2,560 square feet of warehouse/shop space, with one 12' x 12' grade-level door on the front of the building and one 12' x 12' grade-level door on the back of the building. The property is in the heart of Bossier City's Industrial District on Shed Road between Swan Lake Road and I-220. It's ideally located less than one mile from I-220 and less than four miles from I-20.

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