

Active

NNN Leased Industrial in Bossier City

📍 1605 Swan Lake Rd, Bossier City, LA 71111



For Sale

Investment

Light Industrial, Manufacturing, Net Leased

Sale Price	\$1,400,000
Price Per SF	\$159.09/SF
Cap Rate	7.29%
Building Size	8,800 SF
Lot Size	2.15 ac
Parish	Bossier
Parcel APN	126291
Listed	08/03/2026
Updated	08/10/2026
Listing ID	cea1674a

Overview

KW Commercial NWLA is pleased to offer for sale this industrial and stabilized yard investment, which has been leased to Tilley Pressure Test since March 2023. Tilley extended the NNN lease for an additional 24 months in March of 2026.

With a lease rate in-line with similar size industrial facilities and stabilized yards in Bossier City, this investment provides a stable tenant with six warehouse/yard facilities and operations in 13 different regions across the U.S. In addition, the warehouse/yard size with 14-foot rollup doors has very strong demand in the current market, making this an attractive investment over the long-term.

After executing the initial lease in 2023, the tenant invested well over six figures in the property. This included constructing two concrete pads for adding two additional buildings for their pressure testing operation, which primarily serves the oil and gas industry in the region. In addition, a substantial upgrade of the 1.5-Acre stabilized yard was performed to allow for storing heavy well and pipeline components being tested/refurbished, as well as for storing heavy equipment and trucks for their oil and gas customers.

Located at 1605 & 1607 Swan Lake Road in Bossier City, the property is conveniently located between I-20 and I-220. In addition, the location is within a very short distance of Tilley's major oil and gas customers, some of which are international service companies with large operations/facilities in Bossier City.

Listing Details

Sale Terms

Tenant
Tilley Pressure Test

Building Details

# of Buildings	Year Renovated	Construction Siding	Construction Type	Tenancy
4	2023	Metal	Steel	Single Tenant

Industrial Details

Office SF	Warehouse SF	Drive-In Number	Drive-In Size	Clear Height
840 SF	7,960 SF	10	14'x12' & 14'x16'	18' - 22'
Mezzanine SF	Yard			
1,200 SF	Fenced, Paved			

**Trenton Siskron**

tsiskron@kw.com

318-213-1555



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Property Details

Zoning
I-2

Zoning Desc.
Heavy Industrial

Property Use Type
Investment

Property Status
Existing

Transportation

Nearest Interstate
I-20 & I-220

Nearest Airport
SHV

Nearest Port
Caddo-Bossier

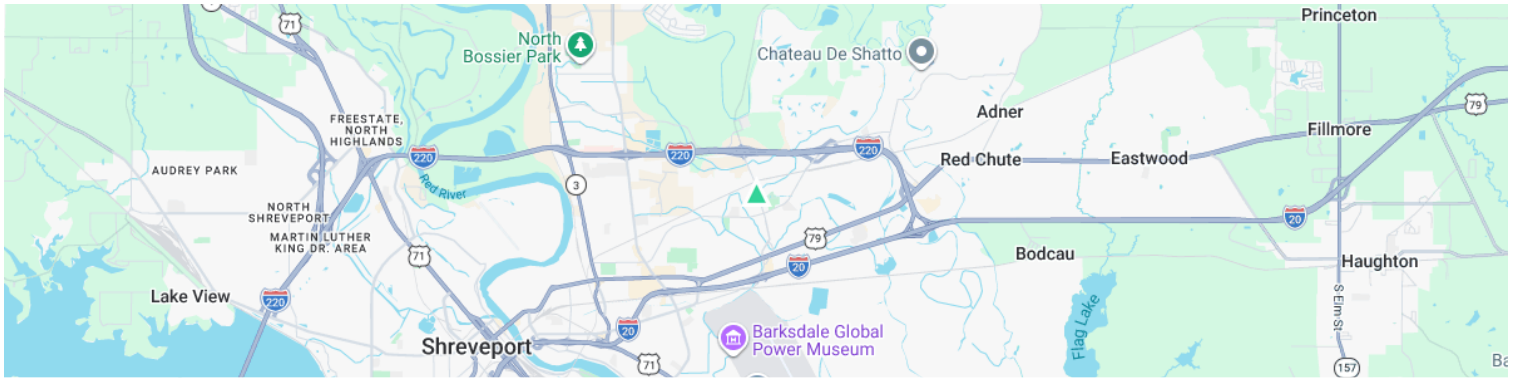
Utilities

Power
3 Phase

Investment

NOI
\$102,000

Location



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