



Offering Summary

Lease Rate:	\$7,200.00 Monthly
Lease Type:	Modified Gross
Available SF:	9,625 SF
Dock Doors:	2
Price / SF:	\$8.98
Zoning:	I-1

Location Overview

Positioned within north Shreveport, the property offers access to N Market Street/US Highway 71 (± 0.9 miles), the Amazon Fulfillment Center (± 0.5 miles), I-220 (± 3 miles), I-20 (± 5 miles), and Downtown Shreveport (± 5 miles). The location provides excellent connectivity to major transportation corridors serving Shreveport, Bossier City, and the broader Ark-La-Tex region.

Building Name	1506 Corporate Dr.
Property Type	Industrial
Property Subtype	Free-Standing, Light Industrial, Self Storage, Warehouse/Distribution
APN	181423062000200
Building Size	9,625 SF
Lot Size	0.57 Acres
Number of Floors	1
Parking Spaces	19
Number of Buildings	1
Lot Frontage	100'
Lot Depth	250'

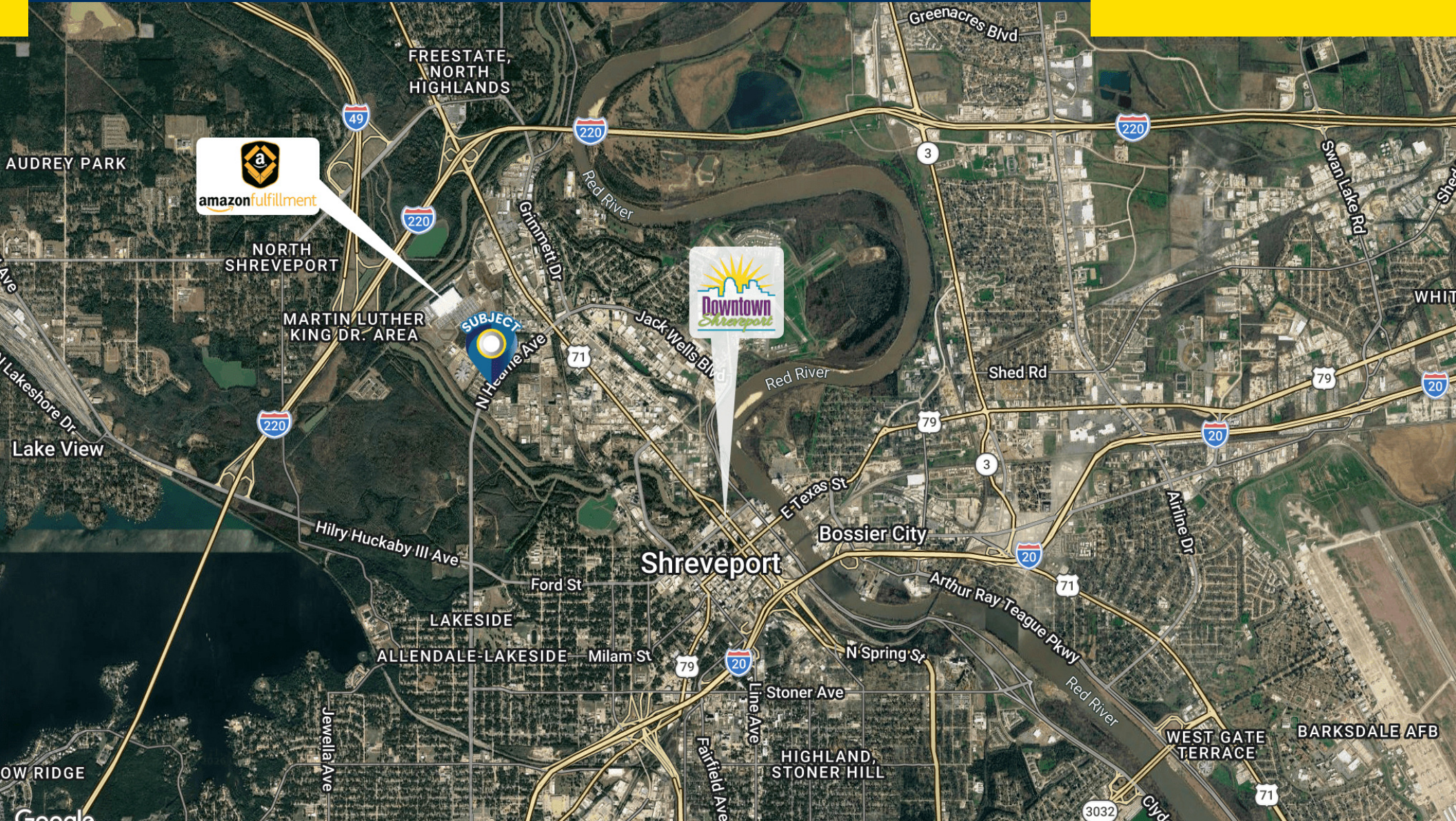
Move-in ready industrial flex building offering a clean, functional layout ideal for distribution, supply, or contractor operations. Local owner willing to work with tenants.

Ideal For:

Small distribution & fulfillment
Parts or auto supply
Building materials & suppliers
Light contractor or trade operations



- Warehouse — 8,000 SF
- 18' sidewall height, 20' center height
- 16'7" clearance @ Sidewall
- Two grade-level doors: 14' x 14' and 8' x 8'
- All-new LED lighting throughout
- Fresh 8' plywood wall lining — clean and professional
- 3 heaters + exhaust fans
- Dedicated restroom on warehouse floor
- Office — 1,625 SF
- 800 SF showroom with built-in sales counter
- 2 private offices
- Break room
- 2 restrooms



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