



WAREHOUSE BUILDING AVAILABLE

5408 INTERSTATE DR., SHREVEPORT, LA 71109

FOR SALE OR LEASE

SUMMARY:

- Lease Rate: \$3.25 Per Square Foot/Annually
- Lease Type: NNN
- Sale Price: \$1,500,000
- 29,600 Square Foot Building
Can be subdivided
- 3.117 Acre Lot
- Zoned I-1
- 3-Phase Electrical Service
- Side Wall Height Between 15 And 30 Feet
- Tilt-Up Concrete Exterior Walls
- Four Loading Docks
- Fully Fenced
- Great Food Manufacturing Facility
- Easy Access From I-20 at Monkhouse Drive
- Close Proximity To Shreveport Regional Airport
- Great I-20 visibility & signage

HIGHLIGHTS:

15,000 SQUARE FEET OFFICE/WAREHOUSE SPACE

- Centrally Heated and Cooled
- Dock Door
- Partially Finished Mezzanine Area (*Not Included in Sq. Ft.*)
- Four Bathrooms
- 30 Ft. Clear Height

10,100 SQUARE FEET OF WAREHOUSE

- 3 Overhead Doors
- 12 Foot Clear Height
- Heat Only
- 2 Bathrooms

4,500 SQUARE FEET OFFICE

- Can Be Divided Into Two Spaces
 - 2,300 SF
 - 2,200 SF (*Must Be Leased With Adjacent Office Or Warehouse Space since this has no bathrooms*)
- Each Space Has a Separate Entrance
- Two Bathrooms in 2,300 SF space

For more information, contact:

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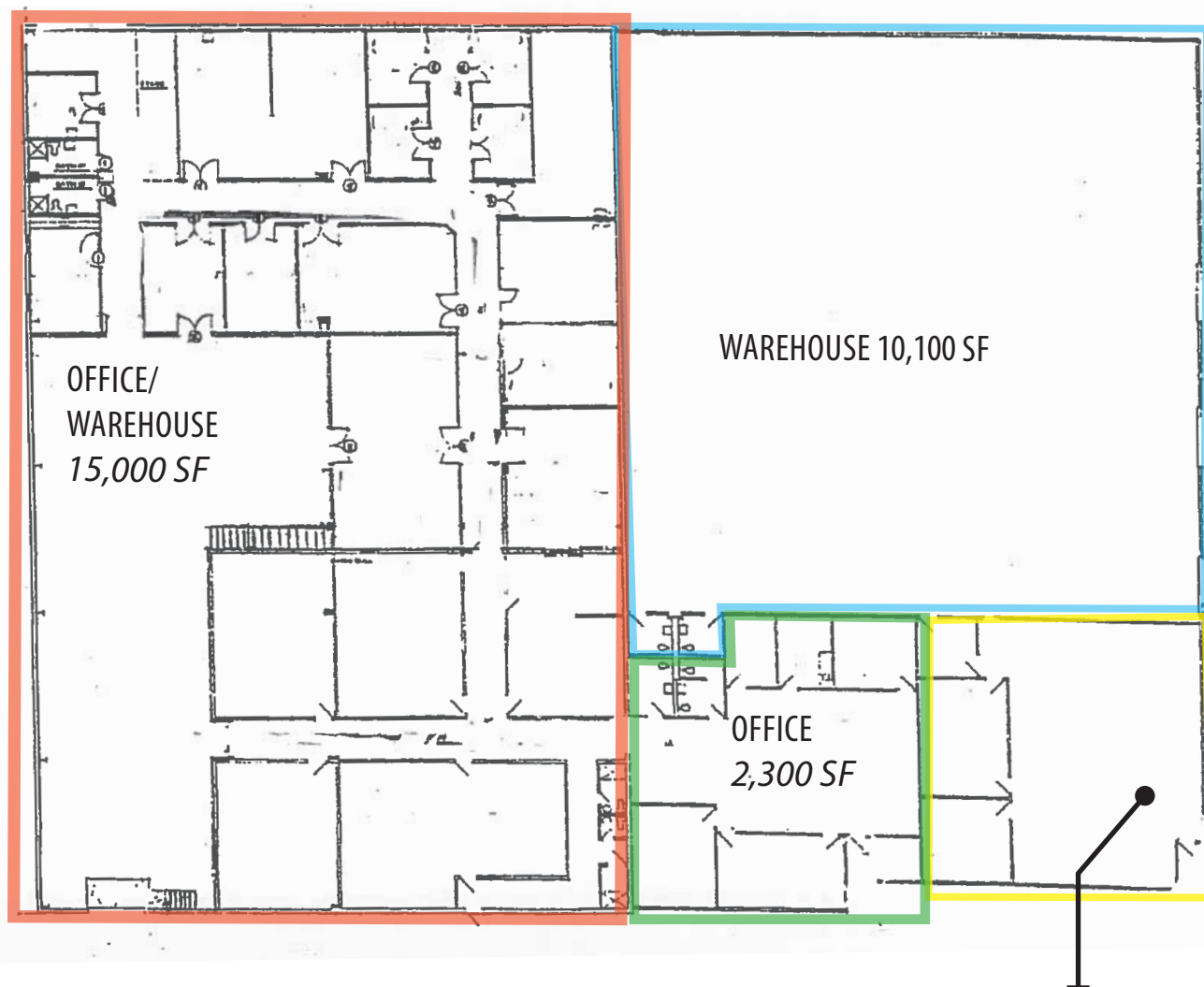
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FLOOR PLAN **square footages are approximate*



OFFICE 2,200 SF
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space has no bathrooms)*



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Dock High Door on South Side



Doors on East Side



Subject Property



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