

Available

Price

- Lease Price - \$7,500/Month NNN (\$2,000 PSF NNN)
- Sale Price - \$945,000 Total (±\$21.00 SF for bldgs. including: land, equipment, outside paving, rocked yard, fencing, etc.)

Land Size

- 3.17 Acres Total
- Includes 2.10± acres paved, rocked, fenced and lighted yard

Location Highlights

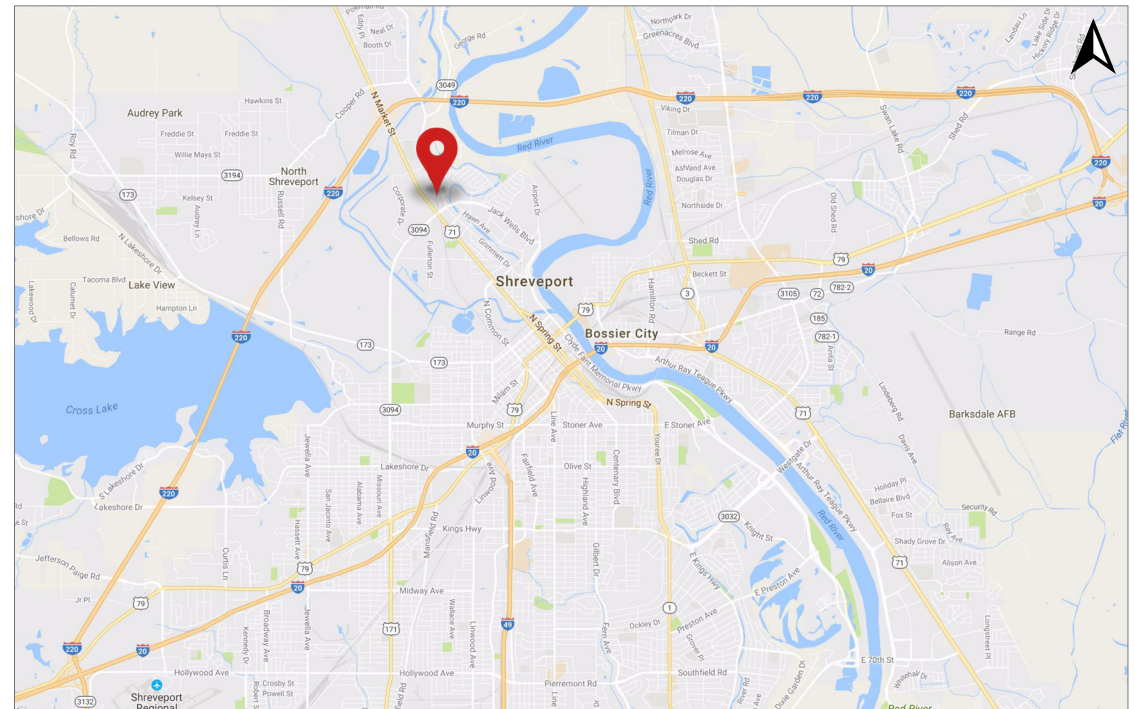
- Excellent location in well established industrial area
- 2 mi. north of Downtown Shreveport Central Business District (CBD)
- Quick and easy access to N. Market St.(Hwy. 1 & 71), I-20, I-220, & I-49 (all within 3 miles)

Property Highlights

- City of Shreveport 12" water main and 10" sanitary sewer main in street r/w in front of site
- Zoned I-2 (Heavy Industrial)
- Inside Shreveport City Limits
- Former Occupant - Professional Wireline Rentals
- Broker/Owner

Building(s)

- **Building A (shop/fabricating) - ±36,378 SF**
(Includes: new metal roof and exterior walls (year 2010), ±13' to 25' clear height, 7 traveling bridge cranes (4 to 20 tons), 7 jibs, 2 pull cranes, exhaust fans, 3 room shop office, 3 phase/480 volt/800+ AMP electric service, skylights, metal halide and fluorescent lights)
- **Building B (office) - ±4,400 SF**
(Like new - Built in 2010 with great floor plan; includes: lobby reception, 11 offices, conference room, copy room, break room, 4 restrooms, equipment room, 9' ceilings and tile floors)
- **Building C (paint booth/shop) - ±4,500**
(Includes: clear span, steel fram, metal walls and roof, 20' clear height, fire sprinkler system, fluorescent lights and skylights, air filter equipment)



Crane Served Industrial Bldg.: 45,278± SF Bldgs. on 3.17 Acres

1843 Grimmett Dr., Shreveport, LA 71107

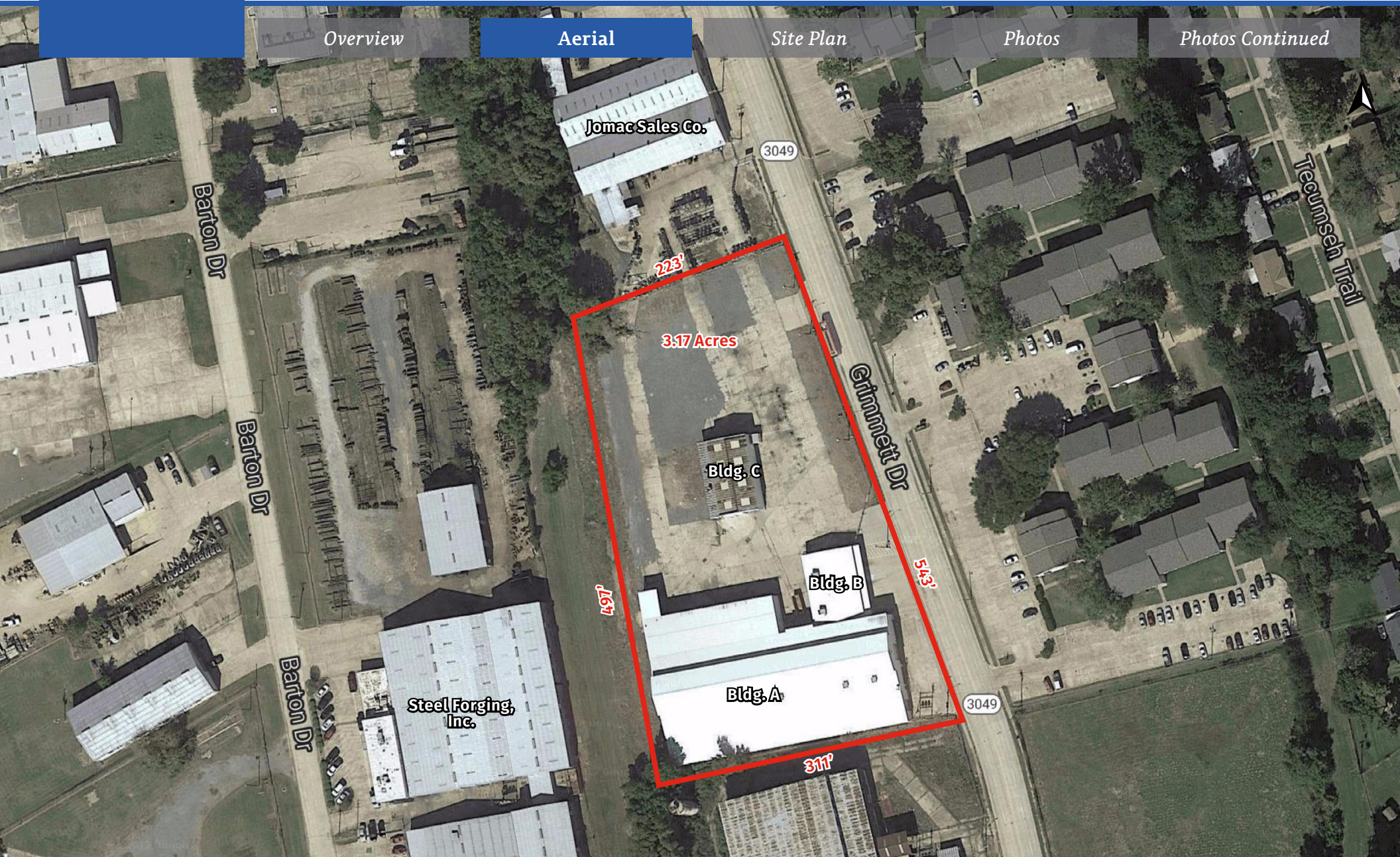
Overview

Aerial

Site Plan

Photos

Photos Continued



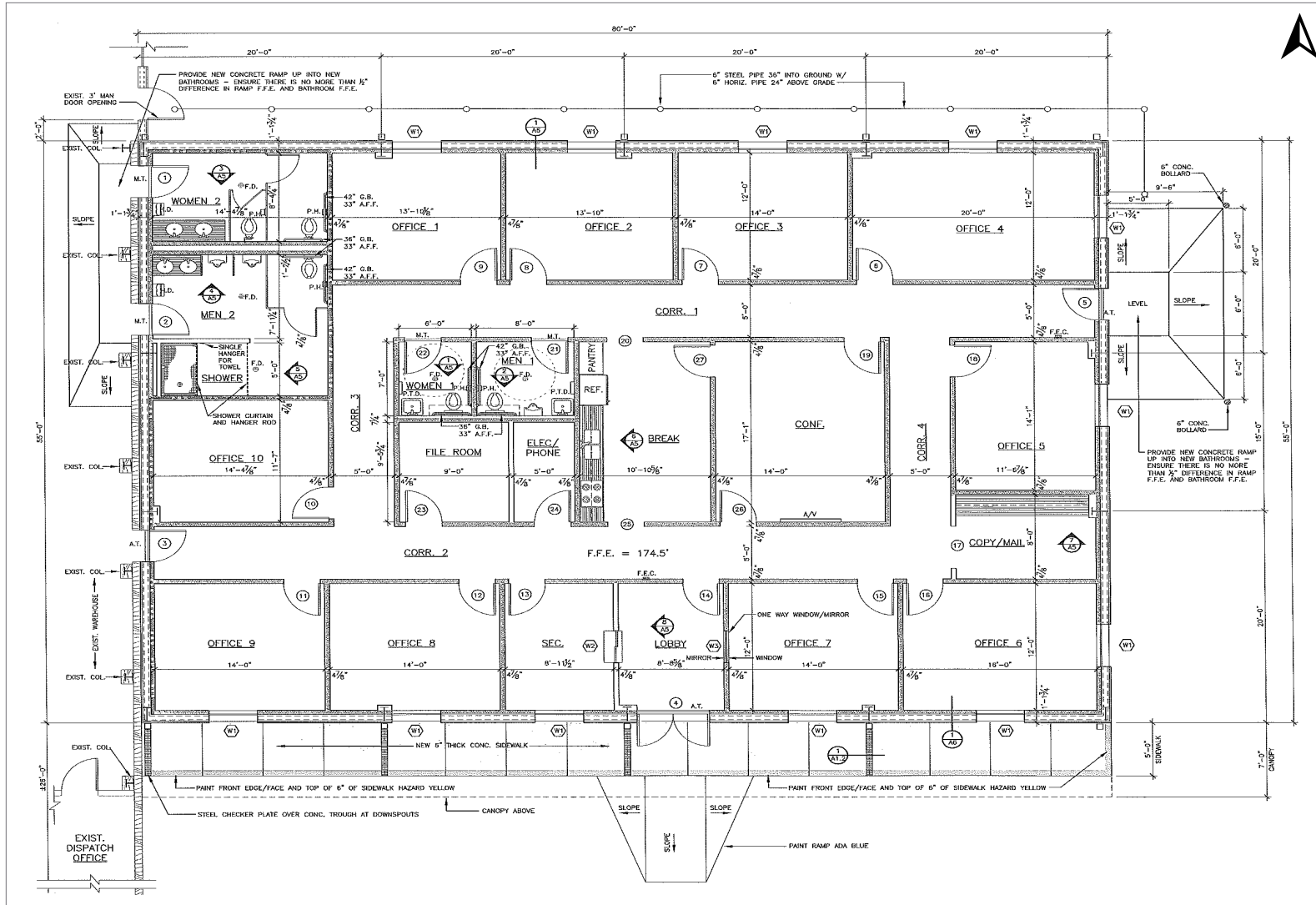
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Site Plan

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Photos Continued

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Overview

Aerial

Site Plan

Photos

Photos Continued

Photo 7



Photo 8



Photo 9

