#### Jim S. Dowling, SIOR

Office: 985-898-2022 Cell: 318-347-2043 jdowling@stirlingprop.com

# 25,080 +/- S.F. Commercial / Industrial Building on 2.70 Acres

4481 Viking Dr. Bossier City, La 71111

Over	view Building Details	Photos	Demographics	Floor Plan	Survey
For Sale or Lease			Front of Building		
Property Summary					
Excellent location. Almost new, multi- expansion land. Located in NW. Louisiana in the heart Bossier Parish (pop. 123,074±) in the co Quick and easy access to all areas of I Arkansas (½ mile to I-220 / 2 miles to Great visibility and access to all passi 2 miles west and Swan Lake Rd. 300' e	of rapidly growing Bossier City (pop enter of the entire 4 parish M.S.A. (p Bossier City, Shreveport, N. Louisiar I-20 / 7 miles to I-49). ng traffic on Viking Dr. (a major con east).	p. 68,554±) and pop. 448,118±). na, E. Texas and S.			
Property Highlights	Price			- inter	
SHOWN BY APPOINTMENT ONLY. In "Certified Opportunity Zone". In City of Bossier & Parish of Bossier. Zoned B-3 (General Business): potenti Industrial if needed.	<ul> <li>Sale Price: \$2,500,000</li> <li>Lease Price: \$16,720 po yr.) Net, Net, Net "As Is 3% annual increases th Al</li> <li>Minerals not included</li> </ul>	er month (\$8.00 S.F. " for 1st year then	Back of Building		
Water & Sewer by City of Bossier Electricity by AEP/SWEPCO Natural Gas by Centerpoint Energy.	<ul> <li>Land Size</li> <li>2.70 acres total (survey</li> </ul>	· ·		*	
42± concrete paved parking spaces - room for more.	<ul> <li>204' fronting Viking Dr.</li> <li>Front 304'± (1.45± acres leaves rear 287'± (1.25± expansion, more parki storage</li> </ul>	s) developed - Acres) for building			

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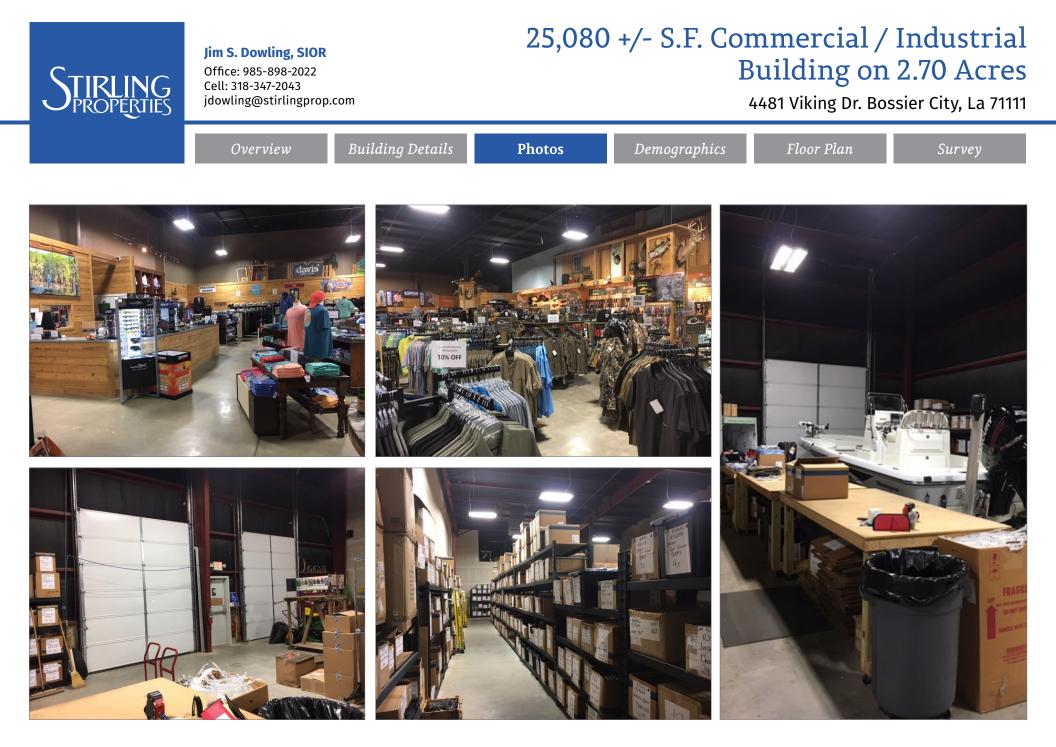
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### **Building Details**

- Built in 2014. Looks "like new".
- Great curb appeal.
- 25,080± S.F. Total Building Area (209' W. x 120' D.) pre-engineered, steel frame bldg. Steel panel exterior sidewalls & roof, decorative exterior facade and entry all on grade level concrete slab, and fully heated & cooled (67<sup>1</sup>/<sub>2</sub> ton HVAC).
- Fully insulated.
- 20' to 25' high ceiling clear height with T5 fluorescent lights throughout.
- Retail/Showroom/Training/Assembly Area: 16,560± S.F. (138' W. x 120' D.), fully sprinkled, 2 handicap accessible restrooms, 6 dressing rooms, equipment room, & merchandise/parts storage areas.
- Warehouse/Production/Assembly Area: 4,520± S.F. with 2 handicap accessible restrooms, 3 10' W. x 12' H. grade level overhead doors, & room for truck well with dock-high door.
- Office Area: 4,000± S.F. with 10 private offices, conference room, break room, 2 private restrooms.





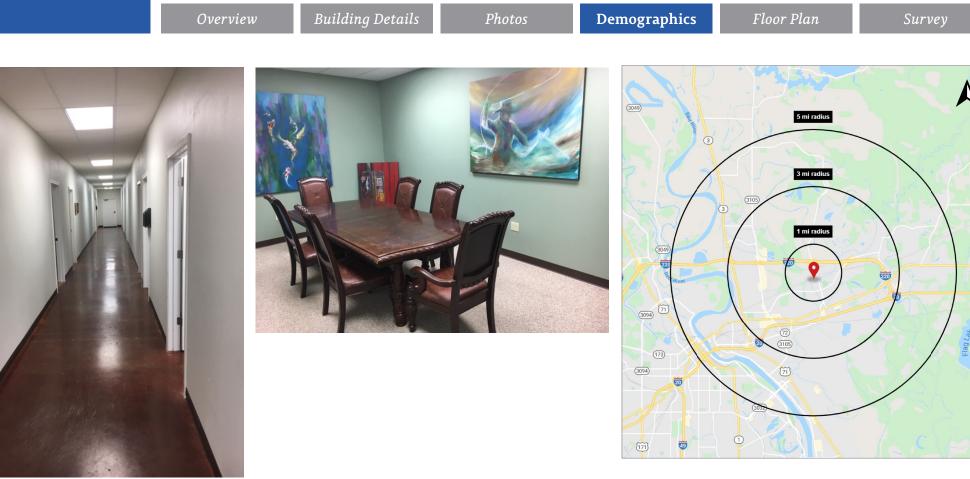
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2020 Demographics	1 mi.	3 mi.	5 mi.
Population	4,520	33,190	72,695
Avg. HH Income	\$51,837	\$68,340	\$64,219

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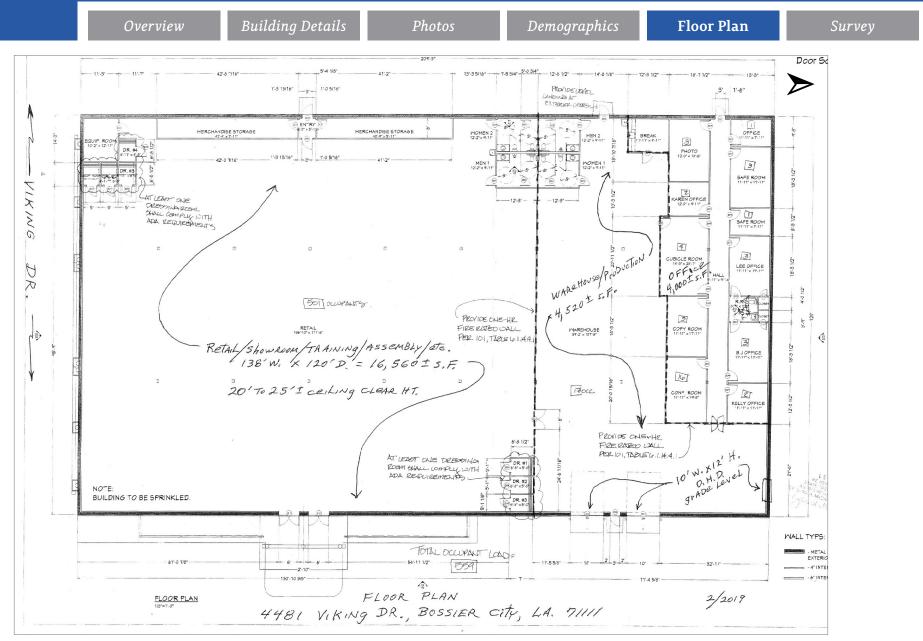
# STIRLING PROPERTIES

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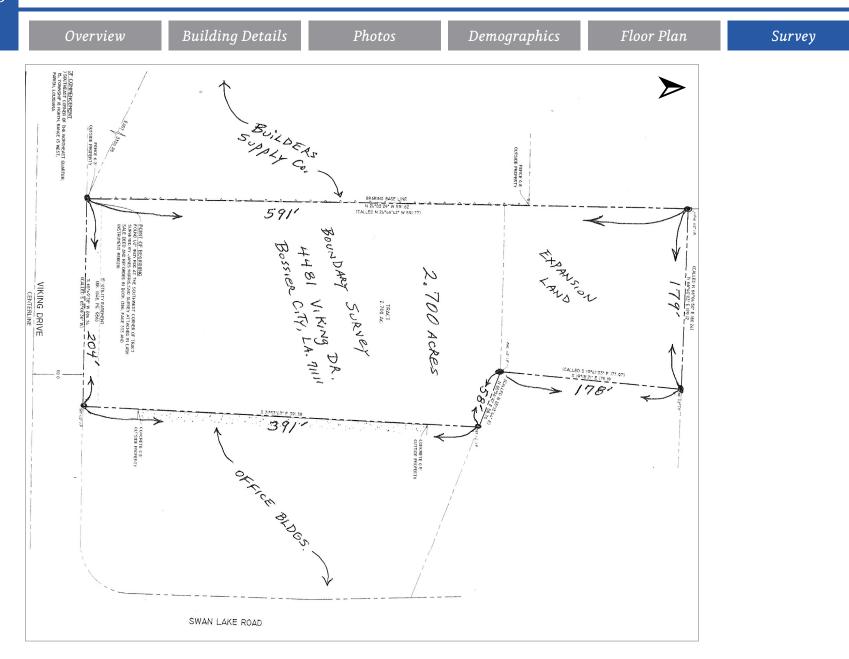
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