

## For Sale or Lease

### Property Summary

- Excellent location. Almost new, multi-purpose commercial/industrial building with expansion land.
- Located in NW. Louisiana in the heart of rapidly growing Bossier City (pop. 68,554±) and Bossier Parish (pop. 123,074±) in the center of the entire 4 parish M.S.A. (pop. 448,118±).
- Quick and easy access to all areas of Bossier City, Shreveport, N. Louisiana, E. Texas and S. Arkansas (½ mile to I-220 / 2 miles to I-20 / 7 miles to I-49).
- Great visibility and access to all passing traffic on Viking Dr. (a major connector to Airline Dr. 2 miles west and Swan Lake Rd. 300' east).

### Property Highlights

- SHOWN BY APPOINTMENT ONLY.
- In "Certified Opportunity Zone".
- In City of Bossier & Parish of Bossier.
- Zoned B-3 (General Business): potential Industrial if needed.
- Water & Sewer by City of Bossier
- Electricity by AEP/SWEPCO
- Natural Gas by Centerpoint Energy.
- 42± concrete paved parking spaces - room for more.

### Price

- Sale Price: \$2,500,000 Total
- Lease Price: \$16,720 per month (\$8.00 S.F. yr.) Net, Net, Net "As Is" for 1st year then 3% annual increases thereafter
- Minerals not included

### Land Size

- 2.70 acres total (surveyed & cleared)
- 204' fronting Viking Dr. x 591' D
- Front 304'± (1.45± acres) developed - leaves rear 287'± (1.25± Acres) for building expansion, more parking and outside storage

Front of Building



Back of Building



*Overview*

**Building Details**

*Photos*

*Demographics*

*Floor Plan*

*Survey*

**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 (67½ 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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*Overview*

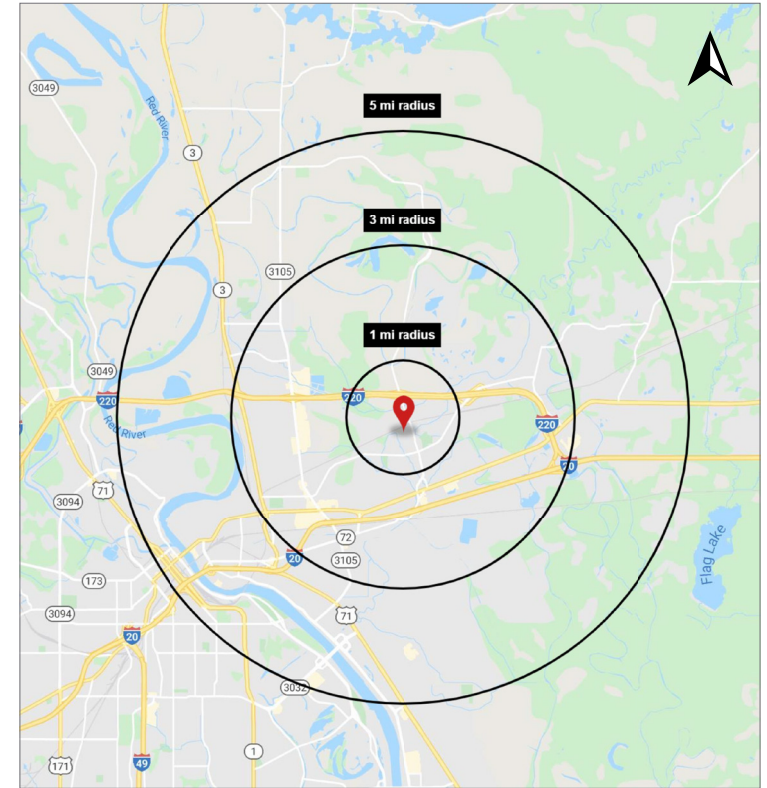
*Building Details*

*Photos*

**Demographics**

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**2020 Demographics**

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

Overview

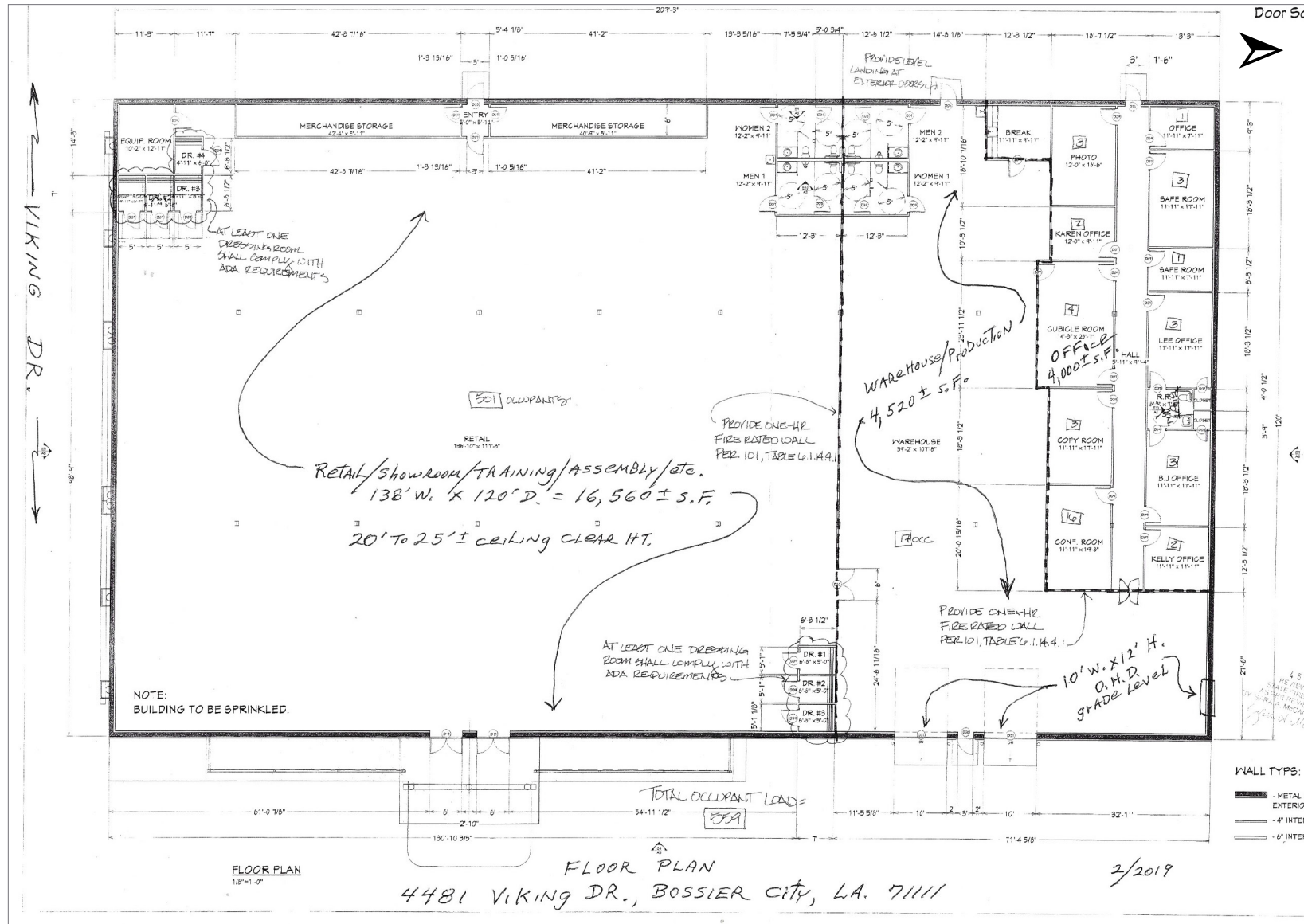
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