

Available

Price

- \$349,000 Total (\$44.50 ± SF including land and outside imp.)
- Minerals not included

Land Size

- 3.78 Acres
- 344' wide x 480' deep

Building

- **±7,840 SF Total**
 (Size: 70' wide x 112' deep; includes: clear span, steel frame on grade level concrete slab, 16' sidewalls, insulated walls & ceiling, metal sides, rear, & roof, masonry front)
- **Office Area: ±1,750 SF**
 (Includes: lobby, 4 offices, break room, 2 restrooms, large equipment room, locker room with shower, 9' ceilings)
- **Shop Area: ± 6,090 SF**
 (Size: 6-12' wide x 14' high overhead door; includes: 1 heater, wash bay with floor drain, 8' high wainscot)
- 70' x 10' (700 SF) roof extension on building rear

Property Highlights

- Built in 2000
- Almost like new industrial bldg.
- Large fenced, paved & rocked yard
- Zoned Industrial
- Outside city limits
- Sibley water & sanitary sewer
- Name: "Premier Well Service"
- Concrete parking lot in front (22 spaces)

Location Highlights

- Located in well established "south Webster Industrial Park"
- 2 miles south of Minden, LA
- 1.5 miles south of I-20 exit 47/ Minden-Sibley Interchange
- 22 miles (25 minutes) east of I-20 exit 26/I-220-Louisiana Downs Interchange - Bossier City, LA
- Excellent access to all north Louisiana, south Arkansas and east Texas





Aerial



Rear Exterior



Office Area

06/25/2016



Shop Area