

# FOR SALE

## MANUFACTURING & FABRICATION FACILITY W/ EQUIPMENT

5315 GREENWOOD ROAD, SHREVEPORT, LA 71109



### OFFERING SUMMARY

**Sale Price:** \$1,400,000

**Price / SF:** \$13.94

**Lot Size:** 5.32 Acres

**Building Size:** 100,400 SF

**Zoning:** I-1

### PROPERTY OVERVIEW

The opportunity is to acquire a light manufacturing/machine shop industrial facility containing over 100,000 SF of improvements. Based on the current asking price and estimated value of remaining equipment, this offering is an excellent investment for an owner/user looking to expand operations, or for a new entrant into the Shreveport-Bossier market. Located less than half a mile from the I-20/I-220 interchange, coupled with the central location within the US, this facility would provide incredible value to a regional or national distribution user.

### PROPERTY HIGHLIGHTS

- 100,400 SF Under Roof (Includes Covered Storage Areas)
- Previously Used as a Fabrication Facility & Machine Shop
- Approximately 6,754 SF of Office Space
- Extensive Inventory of Cranes & Equipment
- Estimated Value of Remaining Equipment & Materials in Excess of \$500,000
- \$1,400,000 Asking Price

For More Information, Contact:

**Brad Armstrong | Associate Broker**

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Rev 06/2017

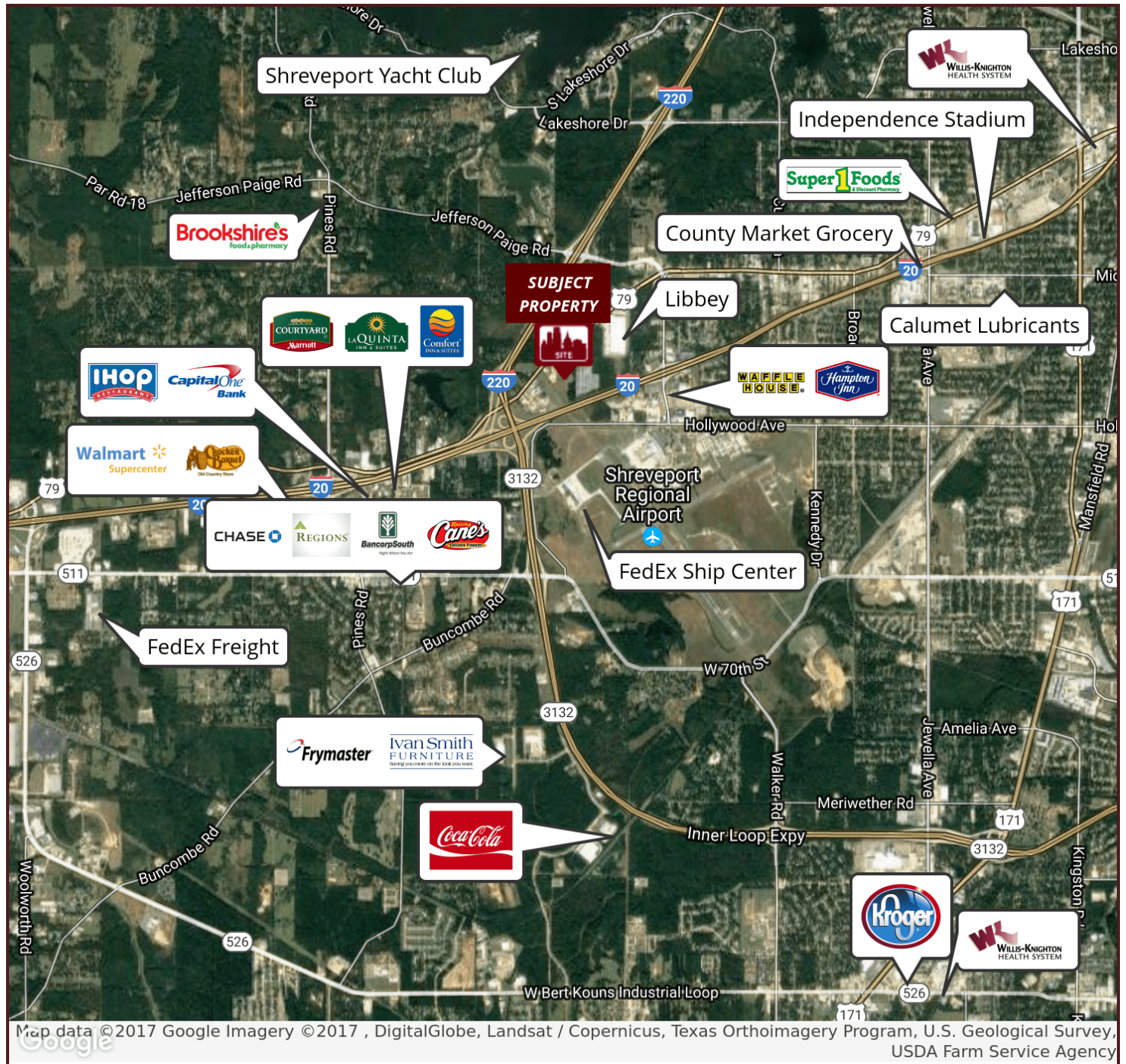




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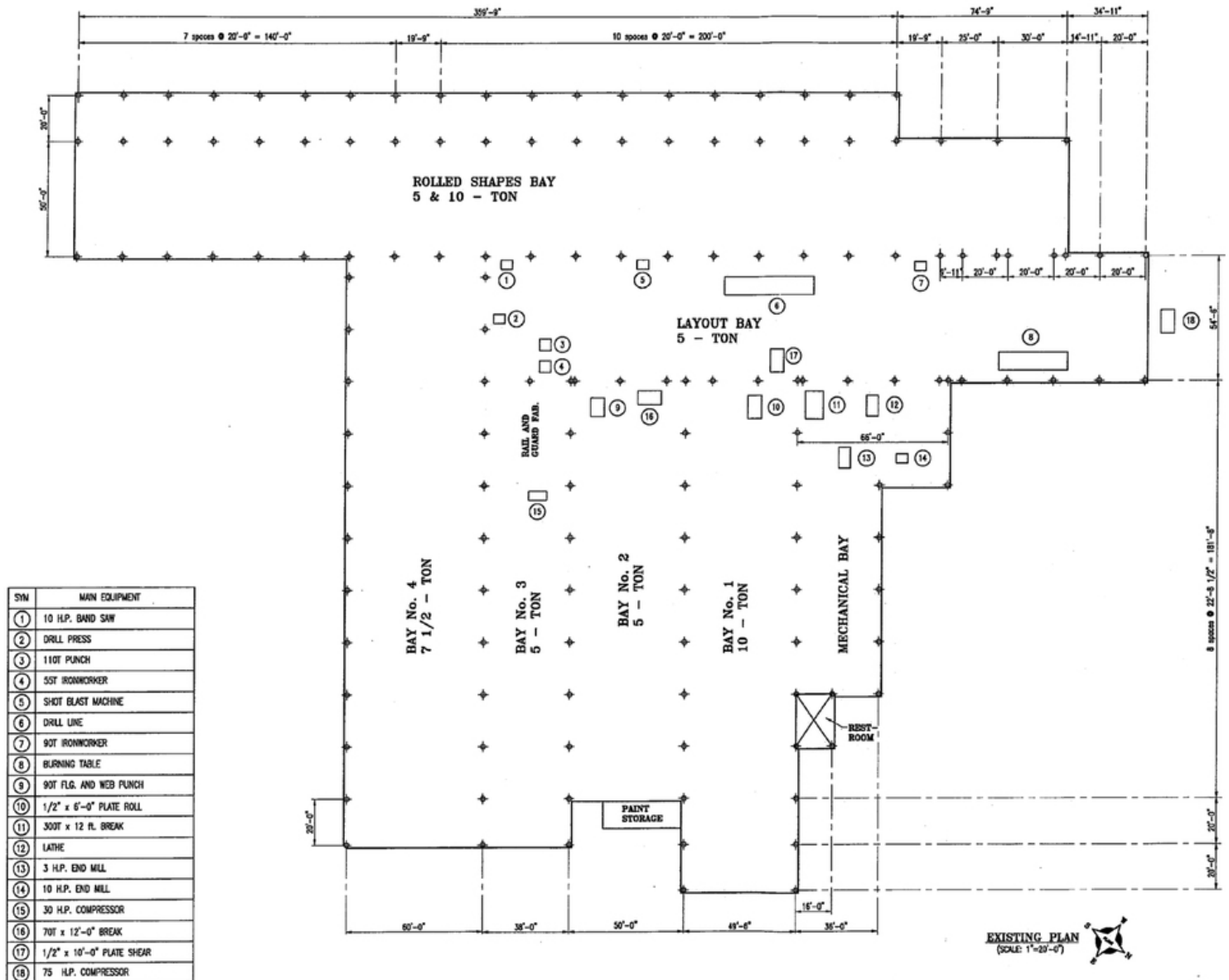
  
**VINTAGE**  
REALTY COMPANY  
**318.222.2244**

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## MANUFACTURING & FABRICATION FACILITY W/ EQUIPMENT

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### 1 FLOOR PLAN



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### SHREVEPORT OVERVIEW

Shreveport is the third largest city in the state of Louisiana. It is the seat of Caddo Parish and extends along the Red River into neighboring Bossier Parish. Bossier City is separated from Shreveport by the Red River. Shreveport/Bossier City is part of the area called the Ark-La-Tex, a U.S. socio-economic region where Arkansas, Louisiana, Texas, and Oklahoma intersect. The Shreveport—Bossier City MSA is home to Barksdale Air Force Base, the CenturyLink Center, which hosts world class entertainment events and several riverboat casinos. Affectionately known as Louisiana's Other Side, Shreveport-Bossier is full of relaxing modern convenience wrapped in welcoming Southern charm.

**INTERMODAL SYSTEMS:** Northwest Louisiana is central to the entire Southeast and boasts an intermodal network of interstate highways, railways, airports and four interconnected ports with access to deep water. Ground transportation can deliver goods to nearly 30 million consumers in some of America's largest markets in just one day. This makes Northwest Louisiana an ideal location for companies that need quick access to multiple population centers.

The region is served by three interstate highways: I-20, I-49 and I-220. Completion of I-49 between Arkansas state line and Shreveport, which will enhance the connection between Texarkana and I-30, is expected within the next 3 years. I-49 offers convenient access to I-10, the southernmost interstate highway that stretches coast-to-coast. A third interstate, the proposed I-69, also will serve the region as a north/south corridor.

**THE PORT OF SHREVEPORT-BOSSIER** is a 2,300-acre, multi-modal transportation and distribution center that links customers throughout the region to domestic and international markets. As one of the fastest growing inland ports in the nation, The Port of Shreveport-Bossier ([www.portsb.com](http://www.portsb.com)) is known for its ease of doing business and for having some of the lowest utility rates in the country.



Two primary airports serve the Shreveport area. The **Shreveport Downtown Airport** is located just north of downtown in Bossier Parish, and has two runways - 5,017 feet and 3,200 feet. It accommodates private aviation, mostly small planes and helicopters.

**Shreveport Regional Airport** located in southwest Shreveport (Caddo Parish), is served by five regional air carriers, with flights to Atlanta, Dallas, Houston, Las Vegas, Memphis and seasonal service to Destin and Orlando. It has two 8,351-foot runways and two 6,202-foot runways. The airport is recognized as the second-busiest air cargo airport in Louisiana with daily service through Fed Ex Express and United States Postal Service.

Located on the Red River Waterway just south of Shreveport-Bossier, the port has immediate access to barge, rail, motor freight and air transport, providing a robust network of distribution.

The port provides access to the Mississippi River, Gulf Intercoastal Waterway and Gulf of Mexico. It features a Free Trade Zone, Enterprise Zone and U.S. Customs Port of Entry designation. The broader region has three other shallow draft ports and access to the Louisiana Port Network, the largest network of ports in the U.S.

Primary cargos at the Port of Shreveport-Bossier include liquid products, aggregate, coiled steel, plate steel, fertilizer, ship modules, containers, scrap steel, steel beams, coal, tire chips, logs and industrial wastewater.

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