



Offering Summary

Lease Rate:	\$6,000.00 per month (NNN)
Building Size:	7,250 SF
Gross Building Area:	See Agent
Lot Size:	1.03 Acres
Number of Units:	1
Zoning:	I-2

Location Overview

The property is located in the heart of Bossier City's Industrial District on Hazel Jones Road between Shed Road and Swan Lake Spur. The property can be accessed from Shed Road, and it's 0.5 miles from I-220 and less than four miles from I-20.

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Building Name	Office/Warehouse N. Bossier
Property Type	Industrial
Property Subtype	Flex Space
APN	129054 & 129055
Building Size	7,250 SF
Lot Size	1.03 Acres
Number of Buildings	2

Building A contains 5,750 square feet – 1,250 square feet of office and 4,500 square feet of warehouse. The office area contains a reception area, four offices, small break area and two private restrooms. The warehouse area is 50' x 90' and is demised into two separate sections, connected via a doorway. The front section, immediately adjacent to the offices, is 50' x 50' and the back section is 50' x 40'. There is a restroom in the front section. There are two grade level 12' x 14' doors on the front section and one grade level 12' x 14' door on the back section.

Building B is a 1,500-square-foot storage building (25' x 60') with two 12' x 14' grade-level doors. Most of the yard is stabilized.

Currently occupied. Must make appointment with agent to tour.

