

For Lease

**7023 Sand Beach Dr
Shreveport, La. 71106**

Monthly Rent \$4900.00 Modified Gross

- **5,500 sf Climate Controlled Warehouse**
 - **Parking for 15 Cars with Additional Parking Available**
 - **16' Clear Height**
 - **10'x10' Overhead Door**
 - **2 – ADA Restroom**
 - **Small Yard**
 - **Tenant Signage Available on Building**
 - **Excellent Location off E70th Near Youree Drive**
 - **3-Phase Power**
- Adjacent Small Office Building & Warehouse are available**

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All information contained herein is believed to be accurate, but is not warranted and no liability of errors or omissions is assumed by either the owner or Walker-Alley & Associates, LLC and/or its agents or employees. July 2026



Property Photos



Site & Exterior





Current Zoning District

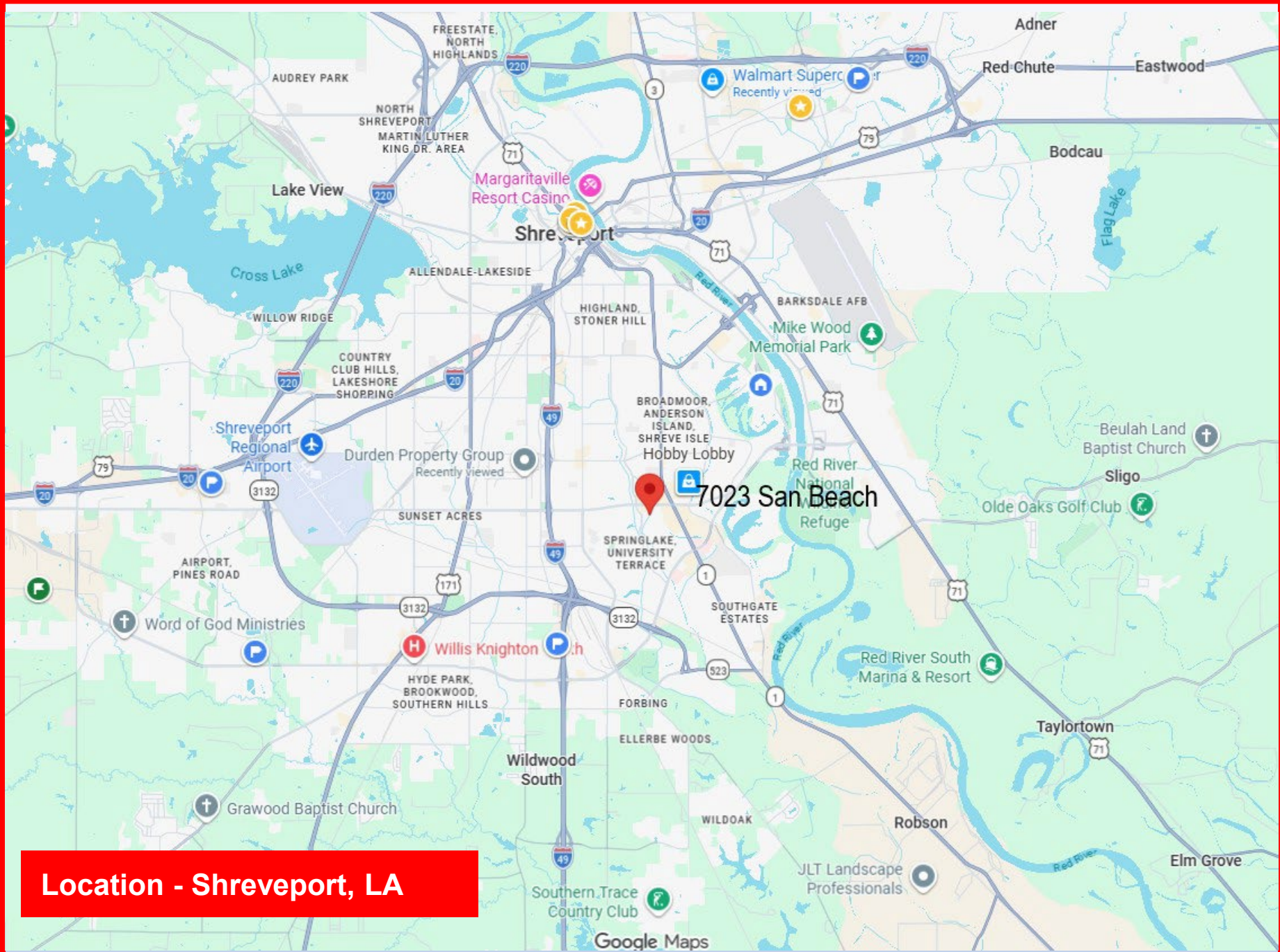
 Zoom to

Geo #	171320001016600
Property Address	1419 East 70th St
Jurisdiction	Shreveport
Current Zoning District	C-3
Previous Zoning District	B-3
City of Shreveport Use Matrix	View
Caddo Parish Use Matrix	View

2 of 2

Search result

Zoning Map



Location - Shreveport, LA