

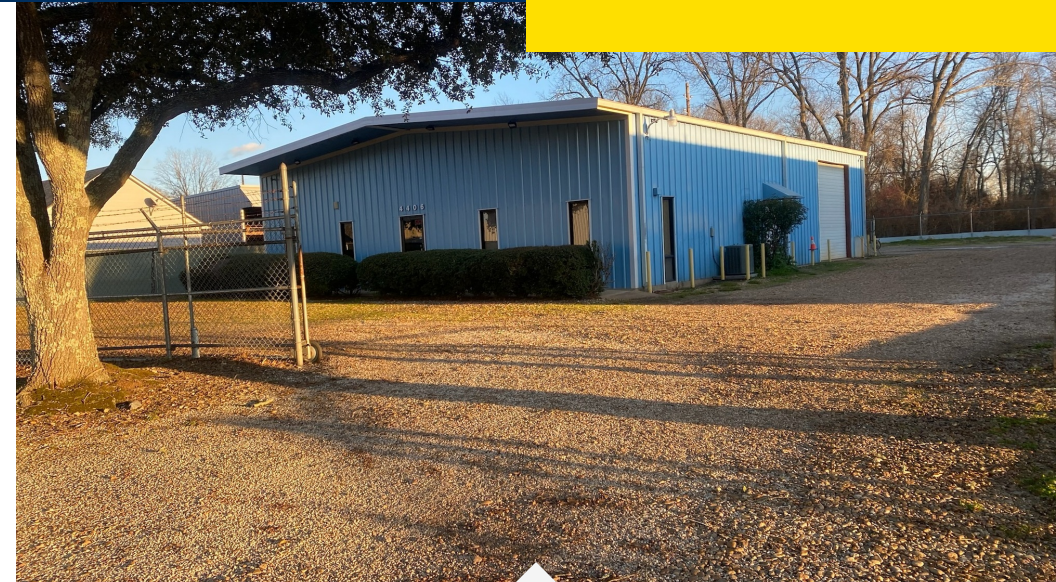


Offering Summary

Lease Rate:	\$3,125.00 per month (NNN)
Building Size:	3,000 SF
Available SF:	3,000 SF
Lot Size:	0.42 Acres
Year Built:	1987

Location Overview

The 4406 Viking Loop property is approximately .62 miles from I-220, 1.2 miles from Hwy 80 (E Texas Street), and 1.47 miles from I-20. The proximity to these major transportation channels ensures swift connections to various destinations.



Property Type	Industrial
Property Subtype	Warehouse/Distribution
APN	146271

Subject is a well-maintained office/warehouse with a fenced yard off of Viking Drive in North Bossier with easy access to I-220. The office space is 1,100 SF featuring 4 offices, a reception area, a restroom, and break room. The warehouse is 1,900 SF containing an additional 1,100 SF of upstairs storage space, a restroom, 16 ft clear height, and 12ft x 12ft standard overhead door.

- Prime location
- 12ft x 12ft overhead door
- Fully fenced property
- Heated warehouse



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