

Shreveport Business Park
7600 Antoine Blvd | Shreveport, LA | US | Caddo County
Available SF: 3,342,000 | Lease Rate: \$2.75 | Lease Terms: Triple Net




Available SF:	3,342,000
Total SF:	6,684,000
Lease Rate:	\$2.75
Lease Terms:	Triple Net
Last Updated:	Feb 1, 2022

Property and Area Description


Former General Motors facility Construction: Insulated Metal Walls, Manufacturing-Grade Concrete Flooring Sprinkler: Wet Access: I-20, I-49, 526, & 79/511 Rail: Multiple active spurs on site - Union Pacific Railroad 30' - 50' Ceiling clearance 50' x 50' Column spacing (2) 100' x 500' Crane bays with 50' Clear (2) 65-ton internal crane rails Docks and grade level doors UTILITY DESCRIPTION Electricity Supplier Southwestern Electric Power Company SWEPCO/AEP Natural Gas Supplier Centerpoint Energy and Renovan Water Supplier City of Shreveport Sewer Supplier City of Shreveport Telecommunications Supplier AT&T/Verizon/Comcast

Population

	138,695	336,568	415,096
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Households

	58,587	139,568	170,069
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Transportation

Nearest Highway: LA-526 (0.67 mi.)
Nearest Interstate: I-20 (2.47 mi.)
Nearest Commercial Airport: Shreveport Regional Airport (SHV) (8.7 mi.)
Rail Served: Yes
Rail Served By: Union Pacific Railroad
Rail Accessible: Yes
Rail Infrastructure in Place: Yes

Property Images



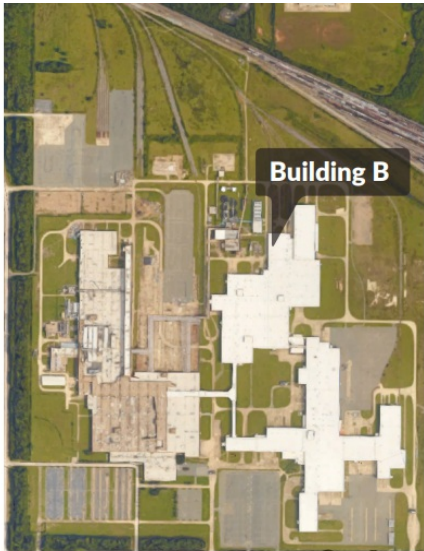
The Former General Assembly and Stamping plant building contains conditioned floor space and approximately 18 miles of conveyor line for assembly under one roof. There were significant upgrades to building, manufacturing infrastructure and equipment in 2002.

SPACE SIZE:
1,000,000 SF

ZONING:
I-2 Heavy Industrial

SPECIFICATIONS:
Clear Height - 26'
Column Spacing - 45' x 45'
12 Docks (Additional can be added)
7 Doors (Additional can be added)

CONSTRUCTION/ADDITIONS:
2002



Former Stamping Plant includes heavy construction with significant upgrades to building, manufacturing infrastructure and equipment made in 2002.

AVAILABLE SPACE:
842,000 SF

ACRES:
83 (Up to 168 Additional)

ZONING:
I-2 Heavy Industrial

SPECIFICATIONS:
Clear Height - 30'6"
Column Spacing - 50' x 50'
Cranes - (2) 100' x 500' Bays
50' Clear
(2) 65-ton, internal rail cranes
12 Docks (Additional can be added)
7 Doors (Additional can be added)

CONSTRUCTION/ADDITIONS:
2002

PARKING:
4,780 Spaces

LEASE: \$2.75 - \$3.25 PSF NNN



Former Paint Facility - Heavy original construction with significant upgrades to building, manufacturing infrastructure and equipment in 2002. Glovis, a Hyundai subsidiary leases a portion of this building for Kia vehicles.

AVAILABLE SPACE:
1,500,000 SF

ACRES:
165 (Up to 91.70 Additional)

ZONING:
I-2 Heavy Industrial

SPECIFICATIONS:
Clear Height - 26'
Column Spacing - 45' x 45'
12 Docks (Additional can be added)
7 Doors (Additional can be added)
Explosion-proof, containment area (35,000 SF)

CONSTRUCTION/UPGRADED:
1978/2002

LEASE: \$1.95 - \$2.55 PSF NNN