

# 7600 ANTOINE BOULEVARD

7600 ANTOINE BOULEVARD, Shreveport, LA 71130



Listing ID: 28671411  
Status: Active  
Property Type: Industrial For Lease  
Industrial Type: Manufacturing, Warehouse/Distribution  
Contiguous Space: 150,000 - 1,026,626 SF  
Total Available: 1,367,453 SF  
Lease Rate: \$4.75 - 4.95 PSF (Annual)  
Base Monthly Rent: \$406,372 - 423,483  
Lease Type: NNN



## Overview/Comments

SEE ATTACHED MARKETING BOOKLET FOR DETAIL ON EACH INDIVIDUAL BUILDING.

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

Also, the North Louisiana Economic Partnership (NLEP) [www.nlep.org](http://www.nlep.org) is available to assist a qualified Lessee to pursue all available incentives that may be offered for a business or industry considering locating to north Louisiana especially if there is significant employment involved. Please contact agent for more details on available programs

## More Information Online

<https://www.lacdb.com/listing/28671411>

## QR Code

Scan this image with your mobile device:



## General Information

Taxing Authority: CADD0 PARISH  
Tax ID/APN: 171528000002800  
Industrial Type: Manufacturing, Warehouse/Distribution

Zoning: I-2  
Building Name: SHREVEPORT BUSINESS PARK  
Gross Building Area: 3,342,000 SF

## Available Space

Suite/Unit Number:	BLDG A	Space Type:	Relet
Space Available:	340,827 SF	Date Available:	08/22/2019
Minimum Divisible:	340,827 SF	Lease Rate:	\$4.75 - 4.95 PSF (Annual)
Maximum Contiguous:	1,000,000 SF	Lease Type:	NNN

## Available Space

Suite/Unit Number:	BLDG C	Space Type:	Flat
Space Available:	1,026,626 SF	Date Available:	08/14/2023
Minimum Divisible:	150,000 SF	Lease Rate:	\$4.75 - 4.95 PSF (Annual)
Maximum Contiguous:	1,026,626 SF	Lease Type:	NNN
Space Subcategory 1:	Industrial-Business Park		

**Space Description** Original GM manufacturing facility. Building C was constructed in 1978. There is 905,121 square feet of manufacturing floor available and 121,505 of office area available.

## Area & Location

Property Located Between:	South of Interstate 20
Airports:	SHV and DTN

**Site Description** Facility is located outside of the City of Shreveport but water and sewer utility rates are the lower city rates as opposed to higher parish rates

## Building Related

Tenancy:	Multiple Tenants	Roof Type:	Flat
Total Number of Buildings:	3	Parking Type:	Surface
Property Condition:	Excellent	Sprinklers:	Wet
Year Built:	2002	Lighting:	LED, High Pressure Sodium

## Land Related

Zoning Description:	HEAVY INDUSTRIAL MANUFACTURING
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## Location

Address:	7600 ANTOINE BOULEVARD, Shreveport, LA 71130
County:	Caddo
MSA:	Shreveport-Bossier City



## Property Images



7600 ANTOINE BOULEVARD, SHREVEPORT, LA



7600 ANTOINE BLDG A LOADING VIEW 1



7600 ANTOINE BLDG A OFFICE ENTRANCE CREPE MYRTLES



7600 ANTOINE COOLING and POWER HOUSE



7600 ANTOINE BLDG A OFFICE ENTRANCE



7600 ANTOINE BLDG C ELPO





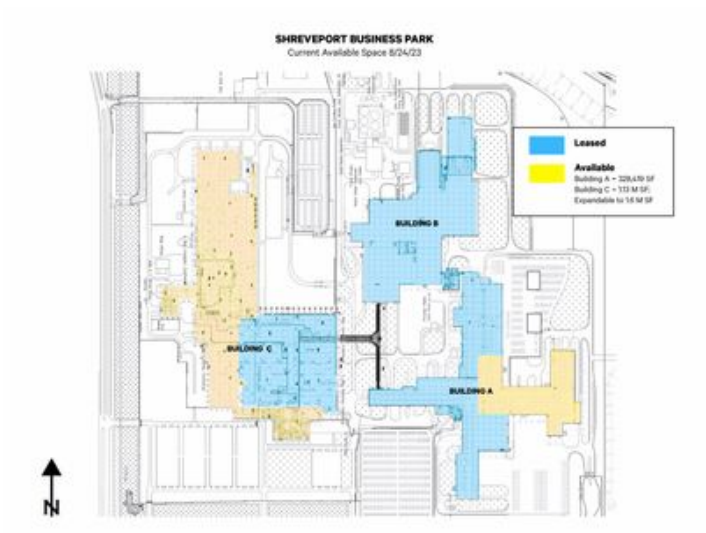
7600 ANTOINE BLDG A LOADING VIEW 1



7600 ANTOINE BLDG B 2



7600 ANTOINE A B



SHV Available Space 8.24.23 (002)

Property Contacts



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