



Redevelopment Opportunity

525 Cotton Street

INDUSTRIAL PROPERTY FOR SALE

Shreveport, LA

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PROPERTY SUMMARY



Property Highlights

- Located in Historic Shreveport, LA
- Qualifies for State and Federal Historic Tax Credits
- Located in an Opportunity Zone
- Redevelopment Opportunity
- 3 OH Doors - (Internal dock area includes a ramp to the warehouse and one 48" dock with load leveler.)
- Windows and Light Panels in the roof design allow great natural light into the facility.
- 2 Ton Bridge Crane
- Sprinkled - Wet System
- 15' Eave Height

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Offering Summary

Sale Price:	\$450,000
Lot Size:	0.663 Acres
Building Size:	22,760 SF
Year Built:	1939
Zoning	D-1-CBD

PROPERTY DESCRIPTION



Property Description

Art Deco Industrial Warehouse. Designed by architect Charles Schwars and constructed by The Werner Construction Company in 1939.

Location Description

Located in Historic Downtown Shreveport, Caddo Parish, Louisiana.

Site Description

Irregular shaped lot with 320' of frontage on Cotton Street.

Exterior Description

Art Deco style brick, concrete and steel construction with plate and glass block windows. Roof system is wooden deck, built up with rolled felt, tar and gravel. The roof has a raised section which allows natural light to enter the warehouse through light panels. In addition, several sections of the warehouse have skylights which allow natural light to enter the warehouse.

Interior Description

The building was constructed by Pittsburgh Plate Glass. The original interior offices consist an open floor plan with several private office around the perimeter. The warehouse office and small parts storage room are connected to the main office. Total office area is approximately 3,120 SF (+/-). The building is fully sprinkled and contains a wet system maintained by MidSouth Fire Solutions.

Power Description

Single and 3 Phase Power

Gas Description

(6) OH Gas fired heat in the warehouse.

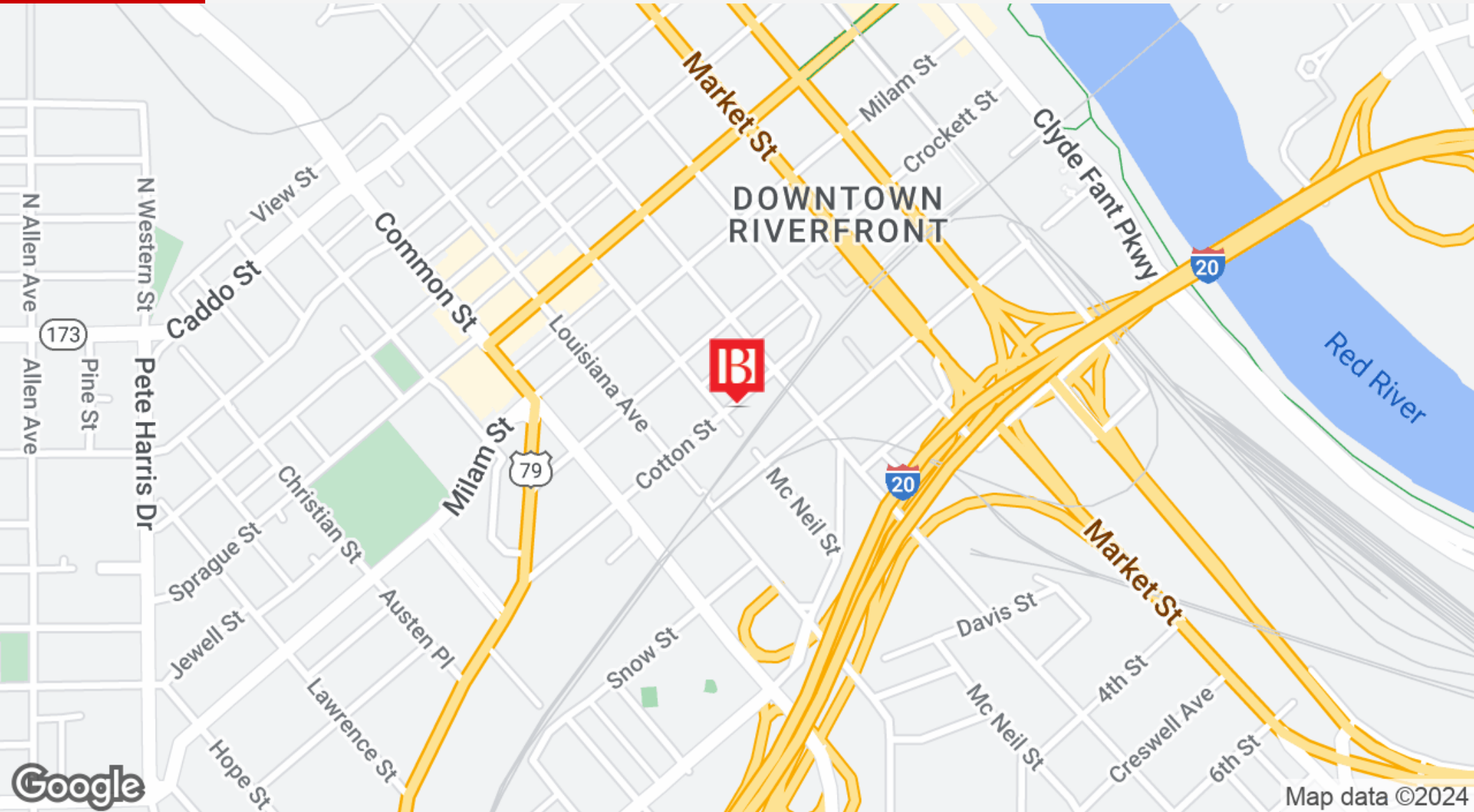
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LOCATION MAP



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ADDITIONAL PHOTOS



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