



sbp

# AVAILABLE FOR LEASE

7600 Antoine Boulevard | Shreveport, LA



# WELCOME TO SHREVEPORT BUSINESS PARK

FOR MORE INFORMATION,  
CONTACT OUR LEASING AGENTS.

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The logo for Shreveport Business Park (sbp) features the lowercase letters 'sbp' in a white, serif font. The letters are enclosed within a white rectangular border that is slightly tilted, giving it a dynamic appearance. The background of the logo is a solid red color.

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# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

Shreveport Business Park (7600 Antoine Blvd, Shreveport, LA) is comprised of three buildings totaling nearly 3.5 Million sq. ft. near the Texas and Arkansas state borders, and the Caddo – Bossier Port. The site is just minutes from Dallas, one of the fastest growing MSAs in the country. It is well-positioned for accessibility via multiple interstates and throughways.

The site includes: Building A, 1 Million sq. ft. assembly building; Building B an 840,000 sq. ft. former stamping plant; and Building C, a 1.6 Million sq. ft. manufacturing, warehouse and paint facility. The plant includes 530 acres located in southwestern Shreveport, with access to heavy power and active, Union Pacific Railroad spurs. Waste water treatment, heating, steam generation, bulk-fluid transfer and conditioned air can be supplied by Shreveport Business Park's powerhouse.

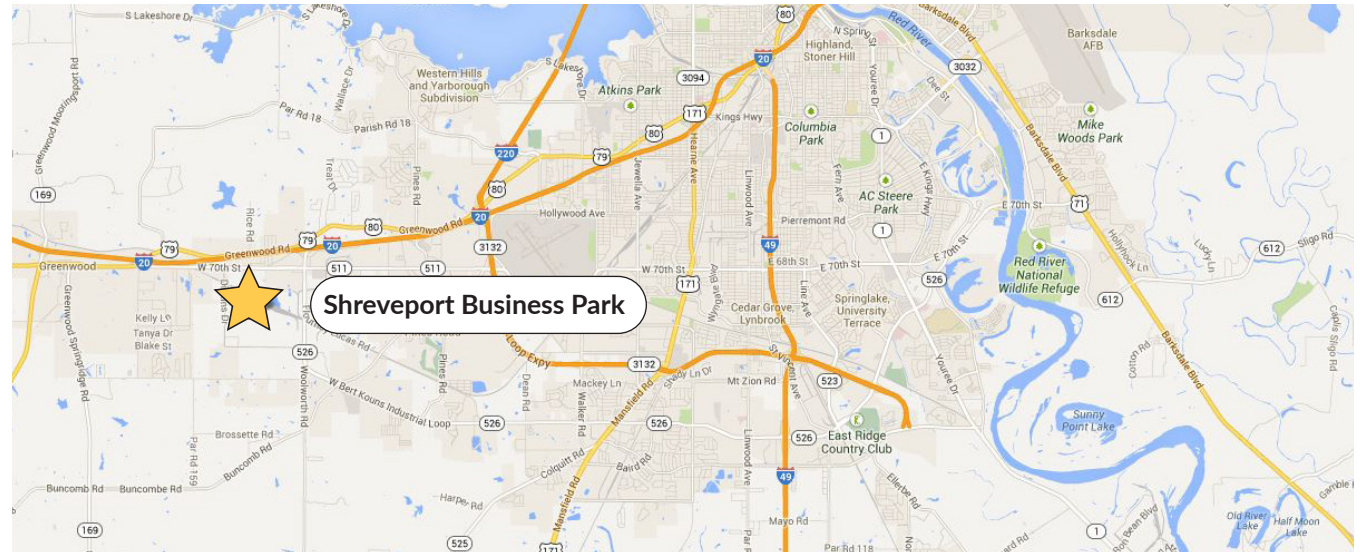
I M A G E : Shreveport Business Park



## HIGHLIGHTS

- » Approximately 18 miles of conveyor line for assembly under one roof
- » Access to I-20, I-49, 526, & 79/511
- » Multiple active rail spurs on site with Union Pacific Railroad service
- » 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
- » Heavy power
- » 4,780 Parking spaces
- » Insulated Metal Walls, Manufacturing-Grade Concrete Flooring
- » Wet Sprinklered





## AREA

Shreveport serves as the economic driver of the region and is commonly called the Capital of the Ark-La-Tex. It is the third largest city in Louisiana, leading the community in progressive growth and development. Shreveport is the seat of Caddo Parish and serves as the financial, medical, commercial, industrial and governmental hub of the area. Shreveport's centralized geographic location, near one of the fastest growing MSAs in the United States (Dallas) and situated at the crossroads of three major interstate highways: I-20, I-49, and I-220, make it an ideal commercial distribution hub in the United States. The City of Shreveport, Caddo Parish, North Louisiana Economic Partnership (NLEP) and Louisiana Economic Development (LED) are supportive of businesses and willing to engage companies looking for incentives.

## UTILITIES

The site has a variety of options for tenants in need of access to heavy power and consistent utilities, able to support large-scale users. *An extensive document outlining the site's utility capabilities is available upon request.*

Electricity Supplier	Southwestern Electric Power Company (SWEPCO/AEP)
Natural Gas Supplier	Centerpoint Energy Enable Midstreams
Water Supplier	City of Shreveport
Sewer Supplier	City of Shreveport
Telecommunications Supplier	AT&T (T1)/Verizon/Comcast
Fiber Optic Network	Major Carriers



## AERIAL



# BUILDING A



The former general assembly and stamping plant building contains conditioned floor space. There were significant upgrades to building, manufacturing infrastructure and equipment in 2002. Glovis, a Hyundai subsidiary leases a portion of this building for Kia vehicles.

**SPACE SIZE:**  
1,000,000 SF

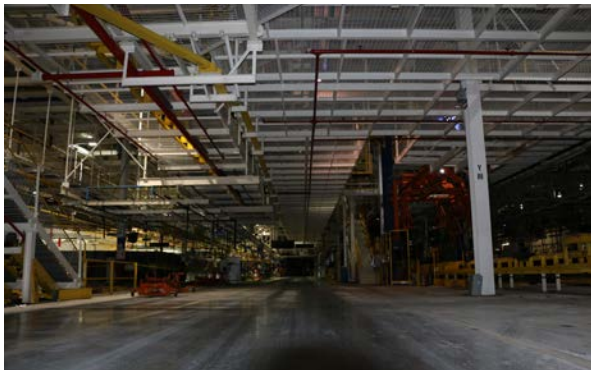
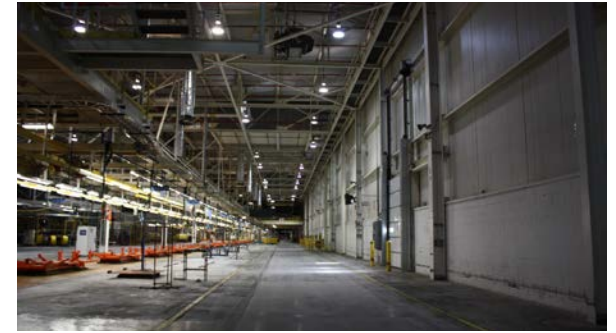
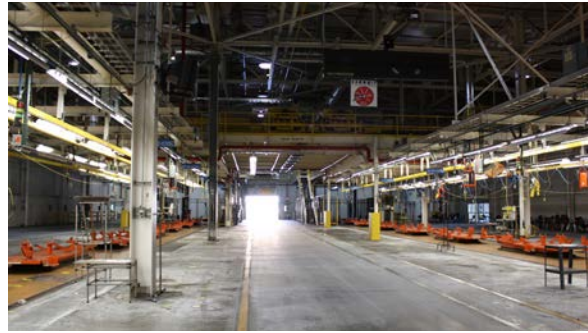
**ZONING:**  
I-2 Heavy Industrial

**SPECIFICATIONS:**  
Clear Height - 30'  
Column Spacing - 50' x 50'  
12 Docks (Additional can be added)  
7 Doors (Additional can be added)

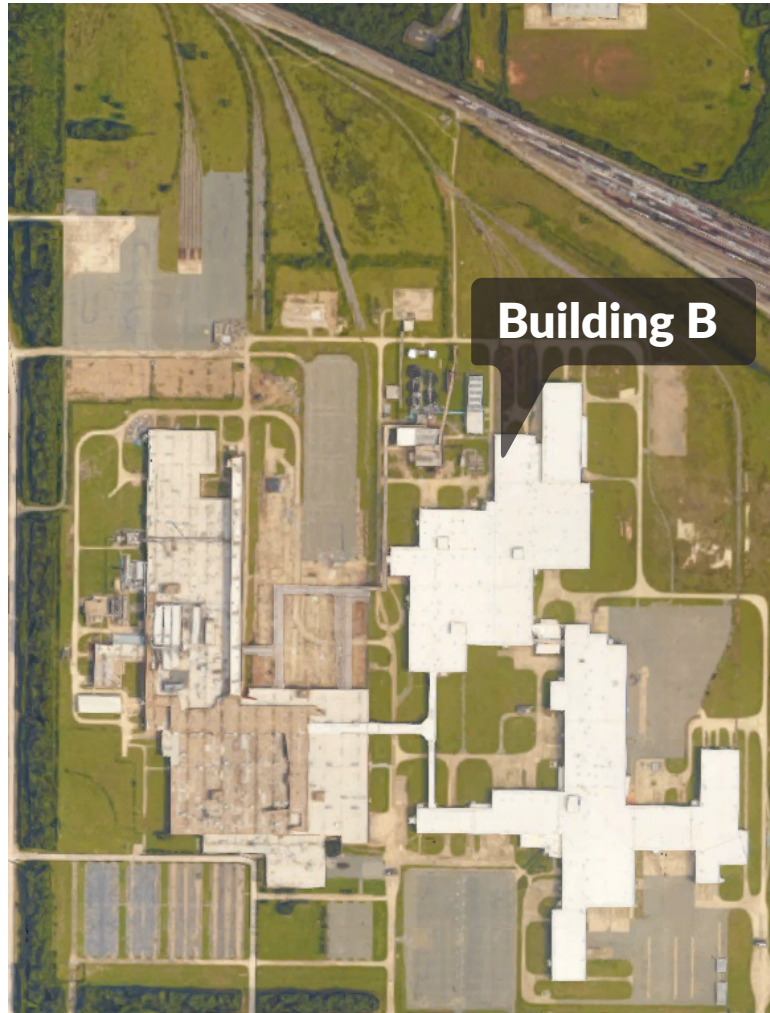
**CONSTRUCTION/ADDITIONS:**  
2002



## BUILDING A - PHOTOS



# BUILDING B



LEASE: \$2.75 - \$3.25 PSF NNN

The 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

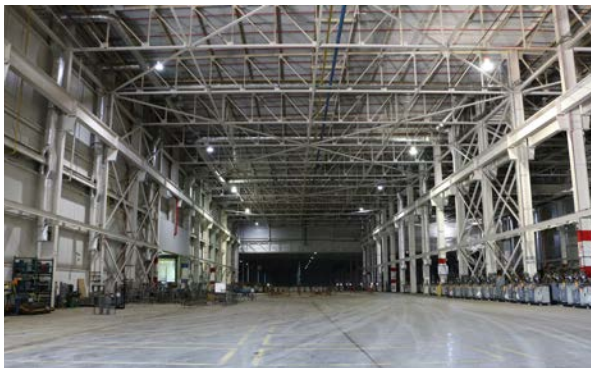
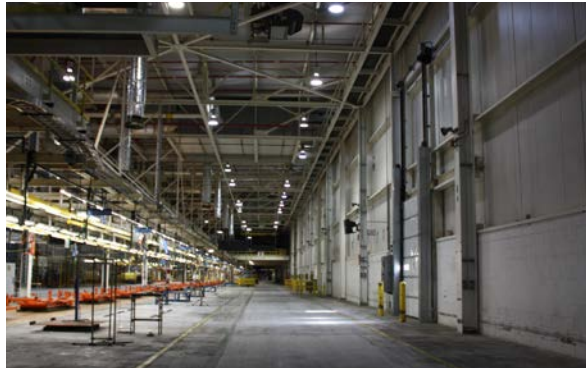
**SPECIFICATIONS:**  
Clear Height - 30'6"  
Column Spacing - 50' x 50'  
Cranes - (2) 100' x 500' Bays  
50' Clear  
(2) 65-ton, internal rail cranes  
12 Docks (Additional can be added)  
7 Doors (Additional can be added)

**CONSTRUCTION/ADDITIONS:**  
2002

**PARKING:**  
4,780 Spaces



## BUILDING B - PHOTOS



# BUILDING C



LEASE: \$1.95 - \$2.55 PSF NNN

The former paint facility – Heavy original construction with significant upgrades to building, manufacturing infrastructure and equipment in 2002.

**AVAILABLE SPACE:**  
1,500,000 SF

**ACRES:**  
165 (Up to 91.70 Additional)

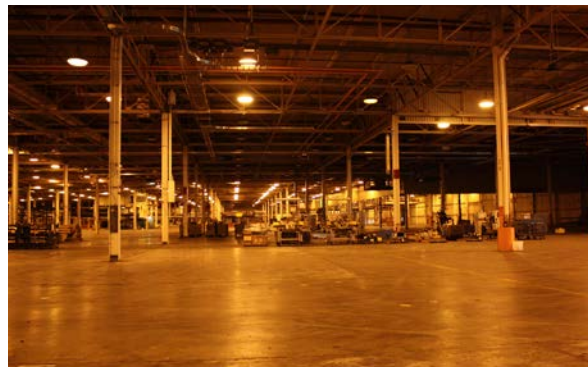
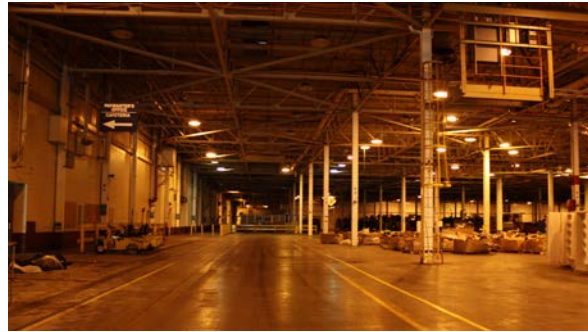
**ZONING:**  
I-2 Heavy Industrial

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

**CONSTRUCTION/UPGRADED:**  
1978/2002



## BUILDING C - PHOTOS



# MARKET OVERVIEW

## SHREVEPORT, LA

Shreveport is the third largest city in the state of Louisiana and is the seat of Caddo Parish. The city extends along the west bank of the Red River (most notably at Wright Island the Charles and Marie Hamel Memorial Park, and Bagley Island) into neighboring Bossier Parish. Shreveport and Bossier City are separated by the Red River.

The population of Shreveport was 199,311 as of the 2010 U.S. Census. The Shreveport-Bossier City metropolitan area had a population estimate of 439,191 in 2019, and has remained the third most-populous metropolitan area in Louisiana and 111th in the United States, according to the United States Census Bureau.

IMAGE ABOVE : City of Shreveport, LA



## NATIONAL RECOGNITION

**Shreveport Ranked No. 3 out of the top 10 cities nationally for Affordable Housing and above average salaries for 18-to-34 year-olds**  
*(Money Under 30, 2016)*

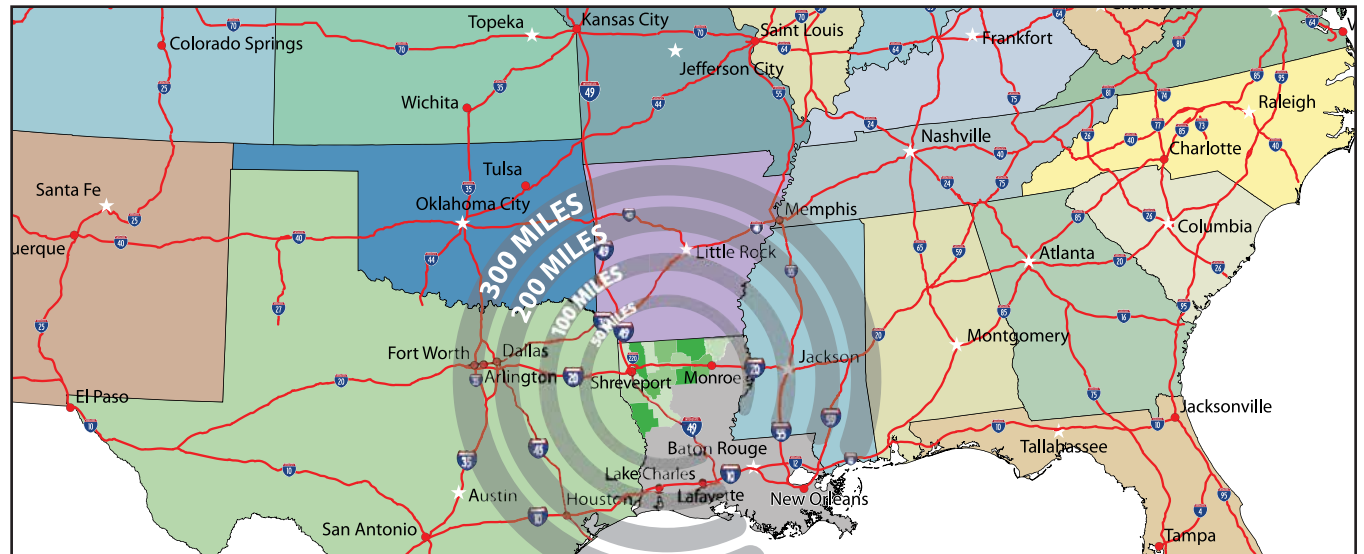
**Shreveport Ranked No. 1 Nationally for having the lowest manufacturing costs in the U.S.**  
*(KPMG National Real Estate Management Company, 2016)*

**North Louisiana Ranks as the No. 1 Most Cost Competitive Manufacturing Market**  
*(KPMG Competitive Alternatives, 2016)*

**Shreveport ranked No. 18 out of 150 cities in the United States as the Best Place to Start a Business in 2016.**  
*(WalletHub, 2016)*

**Shreveport Ranks 17 out of the top 25 cities with the Lowest Cost of Living**  
*(Business Insider, 2016)*





## TOP EMPLOYERS

Barksdale Air Force Base Government	14,581
Willis-Knighton Medical Center Hospitals	7,200
Caddo Parish Public Schools Educational Services	5,600
Bossier Parish School Board Educational Services	3,000
Ochsner LSU Health- Shreveport Education	2,762
University Health - Shreveport Hospital	2,673
Wal-Mart Stores, Inc. General Merchandise Stores	2,606
City of Shreveport Public Administration	2,600
Horseshoe Bossier City Resort	2,532
State of Louisiana Civil Service Public Administration	2,380

## POPULATION & WORKFORCE

### Population for Parishes 2017

Caddo 249,365  
 Bossier 126,566  
 Webster 39,610  
 Desoto 27,124

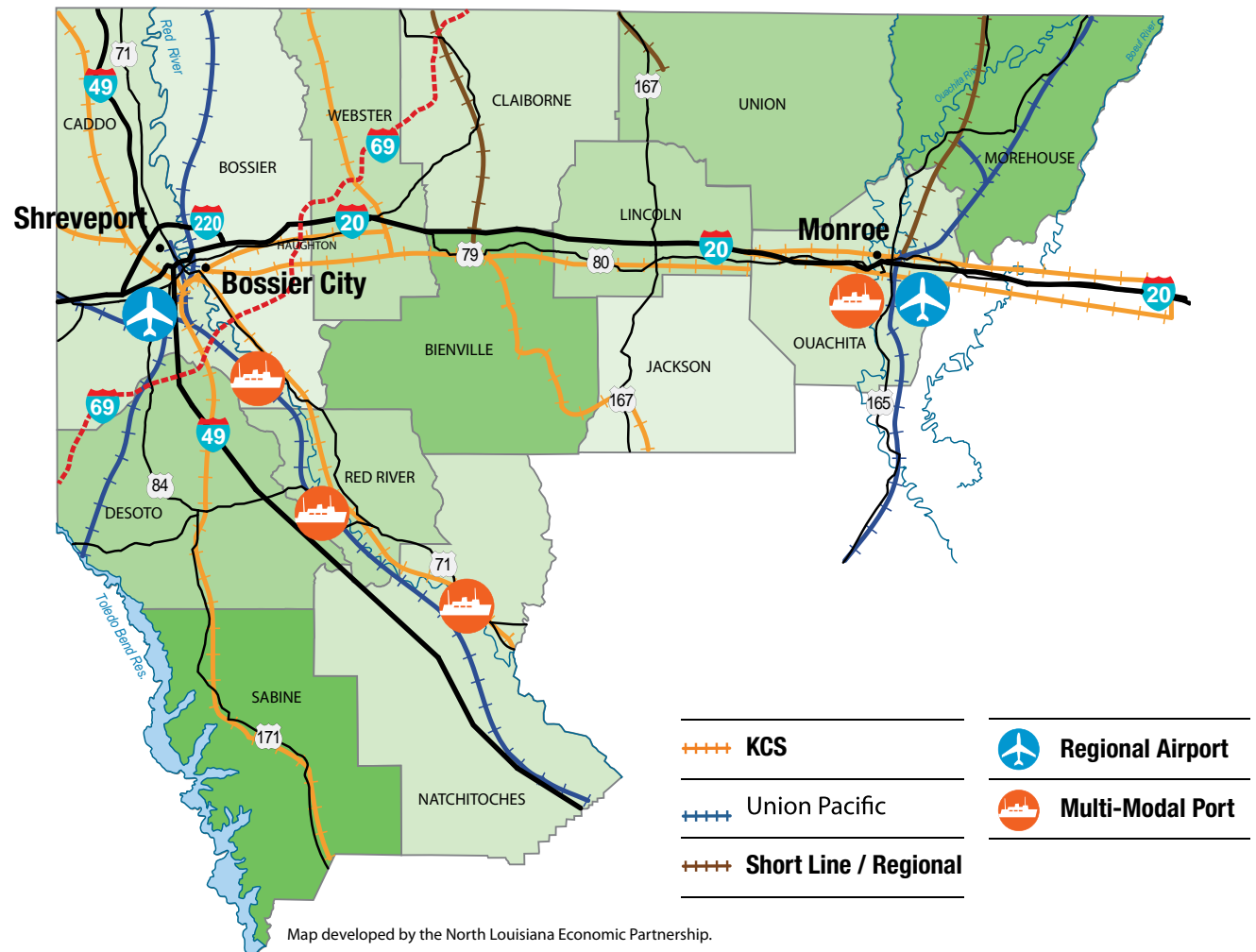
*Source: Claritas - Pop-Facts Premier 2017*

### Population of Workforce May 2017

Caddo 106,888  
 Bossier 56,344  
 Webster 15,047  
 Desoto 10,707

*Source: Workforce Commission, Labor*

# LOGISTICS & ACCESS







## AIRPORTS

### Shreveport Regional Airport (SHV)

The Federal Aviation Administration (FAA) has honored Shreveport Regional Airport with two awards for its efforts to promote safety and efficiency. In addition to being named Louisiana Airport of the Year multiple times, the SHV was singled out among airports in the five-state Southwest Region for an Excellence in Construction Safety award. The FAA's Southwest Region includes Louisiana, Texas, Arkansas, Oklahoma and New Mexico.

- Designated a small hub airport served by four airlines to seven non-stop destinations
- Over 42 scheduled arrivals and departures per day
- Service provided by:
  - » American Airlines to Dallas/Ft. Worth, Texas (DFW)
  - » and Charlotte, North Carolina (CLT)
  - » Allegiant to Las Vegas, Nevada (LAS) & Orlando, Florida (SFB)
  - » Delta Air Lines to Atlanta, Georgia (ATL)
  - » United Airlines to Houston, Texas (IAH) & Denver, Colorado (DEN)
- U.S. Customs Office on site – Port of Entry
- Foreign Trade Zone
- Shreveport -Bossier MSA and the Region are AEROready Certified

- Runway Data:
  - » Runway 32 - 7,976 by 200 feet
  - » Runway 14 - 8,351 by 200 feet.
  - » Runway 6-24 7,002 by 150 feet  
(Scheduled Re-opening October 2019)
- Air Cargo Carriers and Handlers:
  - » Empire Airlines
  - » Federal Express
  - » United Parcel Service
  - » Integrated Airline Services

### Downtown Shreveport Airport (DTN)

- Largest general aviation airport in Louisiana by based aircraft
- General Aviation/reliever airport
- Houses privately owned and corporate aircraft
- Houses aircraft maintenance
- Southern University Shreveport airframe and power plant
- mechanics certification school
- Primary runway is 5,000 feet
- Convenient downtown location



## ROADWAYS

Shreveport is connected to the rest of the world through a superior interstate system.

- I-20 is a major east-west Interstate Highway that touches six states in the South and connects to seven of the ten primary north-south Interstates.
- I-49 is an Interstate Highway running north-south, touching Louisiana, Texas, Arkansas, and Missouri.
- I-220 is an east-west bypass route around Shreveport, efficiently expediting traffic flow around the city.
- Louisiana Transportation Trust fund was established in 1989
- All taxes levied on fuels are invested in the trust fund
- Funds are dedicated for:
  - » Construction and maintenance of roads and bridges of the state and federal highways
  - » State Flood-Control Program
  - » Ports, airports, transit, state police for traffic control
  - » Parish Transportation Fund



## RAILWAY

- Rail service by Union Pacific Railroad
- Shreveport has a direct connection to the Meridian Speedway a 320-mile joint venture between Kansas City Southern and Norfolk Southern Railroad, which features:
  - » The fastest route from the Northeast to Dallas
  - » Minimal potential for winter weather delays through a more southern route
  - » Limited exposure to congestion and crosstown hassles present in other interchange cities
- Shreveport intermodal container loading/unloading at the Kansas City Southern Deramus Yard
- Next-day, second-day and third-day rail service to the Sunbelt and Midwest regions



## FREIGHT

- Next day and second day motor freight delivery from Northwest Louisiana encompasses most of the Sunbelt and Midwest U. S.
- Northwest Louisiana has convenient access to I-20 (east-west) and to I-49 (north-south) which connects Shreveport to I-10 (east-west) in South Louisiana
- Approximately 41.3 million people are within one day's drive





## PORT (Port of Caddo Bossier)

- Port of Entry for Foreign Trade Zone and U.S. Customs
- Port owns approximately 2,300 acres in Caddo and Bossier Parishes at the head of navigation on the Red River Waterway with 9 ft. inland river system draft. Approximately 225 acres have direct access to water.
- General Cargo Dock has a roll-on/roll-off ramp with rail on dock and both a 30-ton and a 50-ton cantilever bridge crane.
- Rail switch yard on-site with 23+ miles of rail on the Port complex.
- Certified scales both static rail/truck and weigh-in-motion rail.
- 3,200 LF Slack Water Harbor has a 400 ft. concrete dock and a 200-ton crawler crane.
- Comprehensive rail network within the Port complex operated by the Port. Assets include two 500-hp, 60-ton locomotives, one 1200-hp, 120-ton locomotive.
- Daily service by Union Pacific Railroad, Class I Rail, with local connection to Kansas City Southern Railway, Class I Rail.
- 4-lane access to I-49 (North-South) and I-20 (East-West) with a Record of Decision for the future I-69 corridor crossing at the Port.



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## ENTERPRISE ZONE & FOREIGN TRADE ZONE

### Enterprise Zone

Louisiana's Enterprise Zone (EZ) Program provides tax credits and sales and use tax refunds to businesses that hire at least 35% of their new employees from one of four targeted groups. Businesses and their contractors receiving state tax rebates or credits under the EZ program are encouraged to give consideration to Louisiana manufacturers, suppliers, contractors, and labor for their project.

### Foreign Trade Zone

The Foreign-Trade Zone Program was created by the U.S. government to facilitate international trade and increase the global competitiveness of U.S.-based companies. The program, which has existed since the 1930s, continues to thrive and change to better meet the needs of American companies in the global economy.

The Foreign Trade Zone in Caddo-Bossier makes it possible to import materials and components into the U.S. without paying duties until they enter the U.S. market. Goods shipped out of the country from FTZs are duty-free.

Under the supervision of U.S. Customs and Border Protection, foreign goods may enter The Port of Caddo-Bossier duty and quota free for an unlimited period of time. While in the zone, goods may be stored, manipulated, mixed with domestic and/or foreign materials, used in a manufacturing process or exhibited for sale. Imported goods assembled or manufactured in a zone may be subject to a lower duty rate. Duty is assessed on the value of the imported parts at the duty rate applicable to the imported parts or applicable finished product, whichever is lower. Duty is not assessed on U.S. labor or materials used in assembly or manufacturing.

Source: <https://www.shreveportla.gov/127/Enterprise-Trade-Zone>





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