

142 Old Shreveport Rd

Minden, LA 71055

**Industrial Property
For Sale**

Offering Memorandum



MATTHEWS™



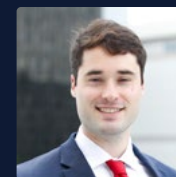
Exclusively Listed By



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Site Overview

Property Details

City	Minden
State	LA
Zip Code	71055
RBA	±76,936 SF
Lot Size	±17.27 AC
Coverage	10.23%
Zoning	M2
Construction	Steel (Brick Office)
Year Built	1991
Grade Level Doors	9 overhead doors
Notes	There are three buildings averaging around ±4,000 SF each



Main Building (Structural Steel)

Square Footage	±50,090 SF
Overhead Doors	6
Clear Height	21'
Door Details	Five horizontally opening overhead doors; the rear three measure 20' x 15'; two additional rear doors measure 15' x 12', and one roll-up door measures 10' x 12'
Construction	Steel (Brick Office)

Second Building (Pipe)

Square Footage	±15,020 SF
Overhead Doors	2
Clear Height	21'
Door Details	Front door is 25' w x 21' h. the back door is 20' w x 18' h
Construction	Steel

Third Building (Warehouse Storage)

Square Footage	±2,701 SF
Overhead Doors	2
Clear Height	21'
Door Details	Front door is 25' w x 21' h. the back door is 20' w x 18' h
Construction	Steel

Fourth Building (Equipment Storage)

Square Footage	±7,463 SF
Details	Shell structure used for equipment storage. Building is not supplied with electrical service

 **Minden Airport**
±4 Miles Away
High-Efficiency Logistics Accelerator

Minden

Louisiana Southern Railroad (LAS)
Railroad

Fibrebond
by **EAT•N**

FUTRELL'S
WRECKER SERVICE

YELLOWJACKET
OILFIELD SERVICES
A YIOS COMPANY

RAIN FOR RENT

Builders Supply
A CRH COMPANY

CLEMENT
America's leader

79

M-I Swaco
Oilfield

±10,400 VPD

20

371

±13,600 VPD

FWM Mechanical, Inc.

MADDEN
MADDEN CONTRACTING COMPANY, LLC

COVENANT
TESTING TECHNOLOGIES, LLC

FUSION

Subject Property

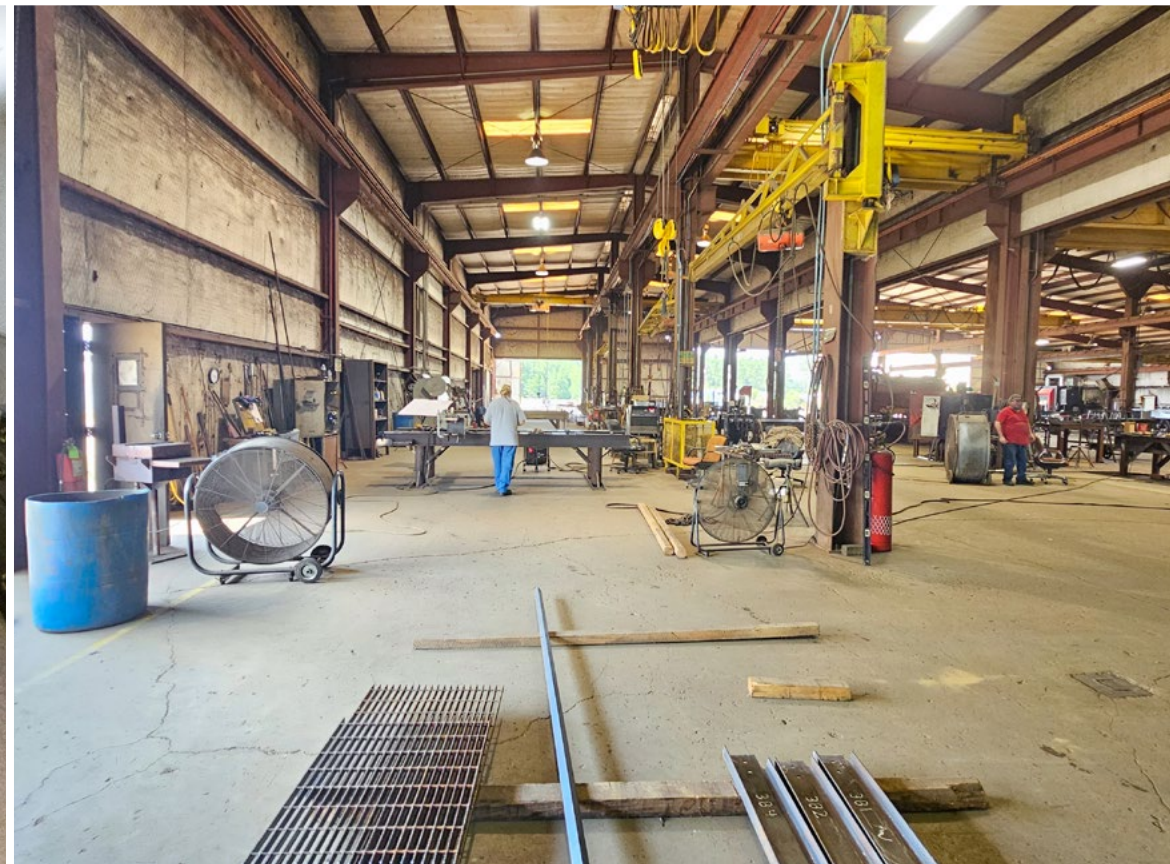
MACHINE
WEBSTER
WORKS, LLC

FESCO
Established 1949

HICKS



Google Earth





Minden, LA

Minden, Louisiana is strategically positioned within the Shreveport-Bossier industrial corridor, providing manufacturers, distribution companies, and energy-related businesses with efficient access to northern Louisiana, East Texas, southern Arkansas, and the broader Gulf South. The community benefits from direct transportation links to major regional markets while maintaining a significantly lower operating cost than larger metropolitan areas. The area's workforce has longstanding experience in manufacturing, logistics, fabrication, energy services, and transportation, creating a reliable labor pool for industrial users. Local and state economic development organizations continue to promote business expansion through workforce development initiatives and investment incentives.

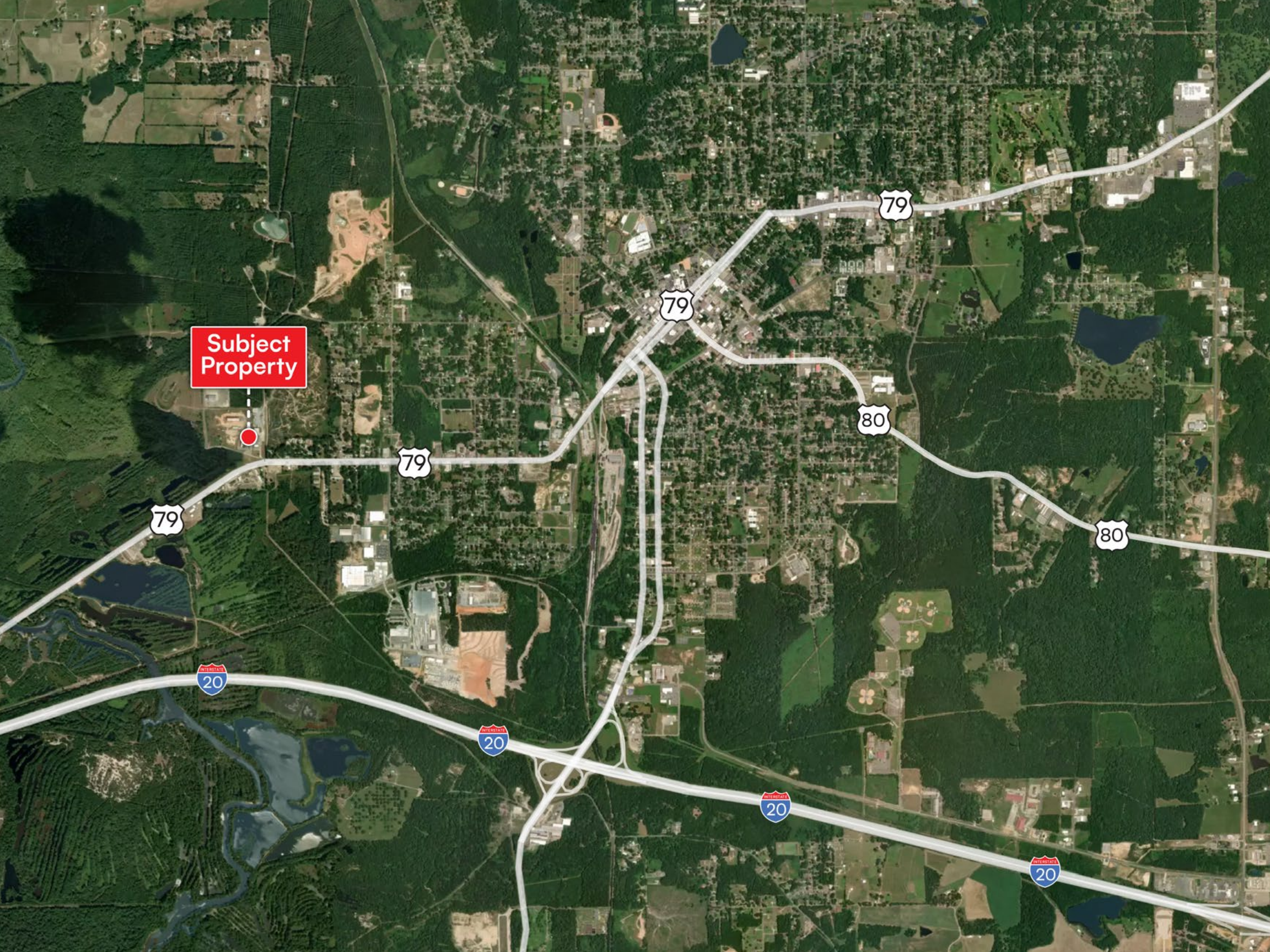
Industrial demand in the region is supported by manufacturing, oilfield services, transportation, construction, and agricultural processing industries. Minden also benefits from its proximity to the Port of Caddo-Bossier, regional rail service, and Shreveport Regional Airport, providing efficient multimodal logistics capabilities. Companies seeking warehouse, manufacturing, or service facilities are attracted by the area's affordable real estate, business-friendly environment, and central location within the Ark-La-Tex region. These competitive advantages continue to support long-term industrial occupancy and investment activity throughout Webster Parish and the greater Shreveport industrial market.



Shreveport, LA

Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2025 Population	9,926	13,703	21,389
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2025 Households	4,234	5,781	8,988
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$41,645	\$51,405	\$57,294



Subject
Property

Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **142 Old Shreveport Rd, Minden, LA 71055** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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