

WAREHOUSE/LOGISTICS FACILITY AVAILABLE

9595 MANSFIELD RD.
SHREVEPORT, LA 71118

HISTORICAL DATA

The Mansfield Warehouse was originally built in 1965 as a Western Electric payphone manufacturing plant with over 3,000 employees, a full cafeteria, redundant power and water sources as well as rail services. Through the years it became known as the Avaya Plant which was an AT&T spinoff. The entire footprint of the property consists of over 175 acres zoned industrial.

In 2001, telephone production came to an end. Currently the northeast corner of the property is home to SkyRunner, a design and manufacturing facility which builds and markets rugged, military grade, all-terrain vehicles. The southern side provides a *totally renovated* 260,000 square foot warehouse facility that is used as a logistical hub for a Fortune 500 Company.

With six entrance points, three from Baird Road and three from Williamson Way, subdivision of the massive 850,000+ square foot building continues. Final re-roofing is currently underway, and renovation of lighting systems and installation of additional dock doors on the north side are soon to follow. The old cafeteria with 15,700 square feet with twelve foot ceilings, three walls of windows, and substantial adjacent bathrooms provides for a great call center/office area.

With available rail spurs, the warehouse could be linked to The Port of Shreveport-Bossier which is a U.S. Customs Port of Entry. The parking potential is limitless with substantial areas for truck and passenger vehicles alike.

The construction of this facility was "state of the art" in its day. The telecommunication capacity terminated at this facility and the redundancy of utilities are impressive even in the current environment, much of which would be cost prohibitive to duplicate today. One only needs to inspect the functions and features offered within the walls of this jewel to gain a true appreciation for its value and, even more so, its potential.



For more information, contact:

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OVERVIEW



- 532,000 SF Warehouse on ground level
- Additional 107,300 SF basement space
- 15,700 square feet of office space plus additional smaller office areas
- Three abandoned Union Pacific Rail Spurs on site
- Private electrical substation with dual service resulting in lower rates
- Great Call or Service Center location
- AT&T Fiber Optic lines delivered to site underground
- 12 Fiber Strands which could be expanded to 48 Fiber Optic lines
- One day's driving time from every major metropolitan city in the South
- Outside National Flood Hazard area
- Zoned Light Industrial
- Located west of I-49 and south of Bert Kouns Industrial Loop
- 185 miles east of Dallas and 320 miles northwest of New Orleans
- New Fire Station on northeast border of property
- Domestic 12" CPVC, Fire 10" CPVC Water Line
- Fire Alarm System has addressable device, pull station per code
- Full building sprinkler system
- Electrical Service consisting of 12.47 KV dual feeds, main switch gear with 500 mva, 1200 af; floor distribution is 480V-280V
- Natural gas line runs along Mansfield Road with feeds to rear of property
- 500 KW for emergency generator for lighting and fire pump
- City of Shreveport (DOWAS) water and sewer service



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REMEDIATION:

Building was surveyed and a major remediation project was undertaken for asbestos between 1996 and 1999. Flooring/mastic as well as other asbestos-contaminated materials were removed from the facility. The VCT that remains was tested and found not to contain asbestos. Some non-friable asbestos on inaccessible pipe insulation may still be found.

FLOOD ZONE:

The FEMA Property Flood Zone Determination is Zone "X" (Map #220036, Panel #0464F, Dated April 6, 2000). Zone "X" is defined as an area outside the 100 and 500 year flood plain.

RENOVATIONS:

2017 renovations of over \$3 million dollars were completed on the southern portion of the building which included a new roof, replacement of all dock doors, installation of energy efficient lighting, upgrades to sprinkler systems, renovations to bathrooms and office area, etc. As renovations continue, a new roof will be constructed over the remaining portions of the building, with expected completion in the Fall 2018. Drawings which depict twelve additional overhead doors allows for negotiations with additional tenants. Other renovations are possible based on the tenants' specific needs. Landlord's desire is to convert a once single tenant building into a functioning multi-tenant warehouse facility.



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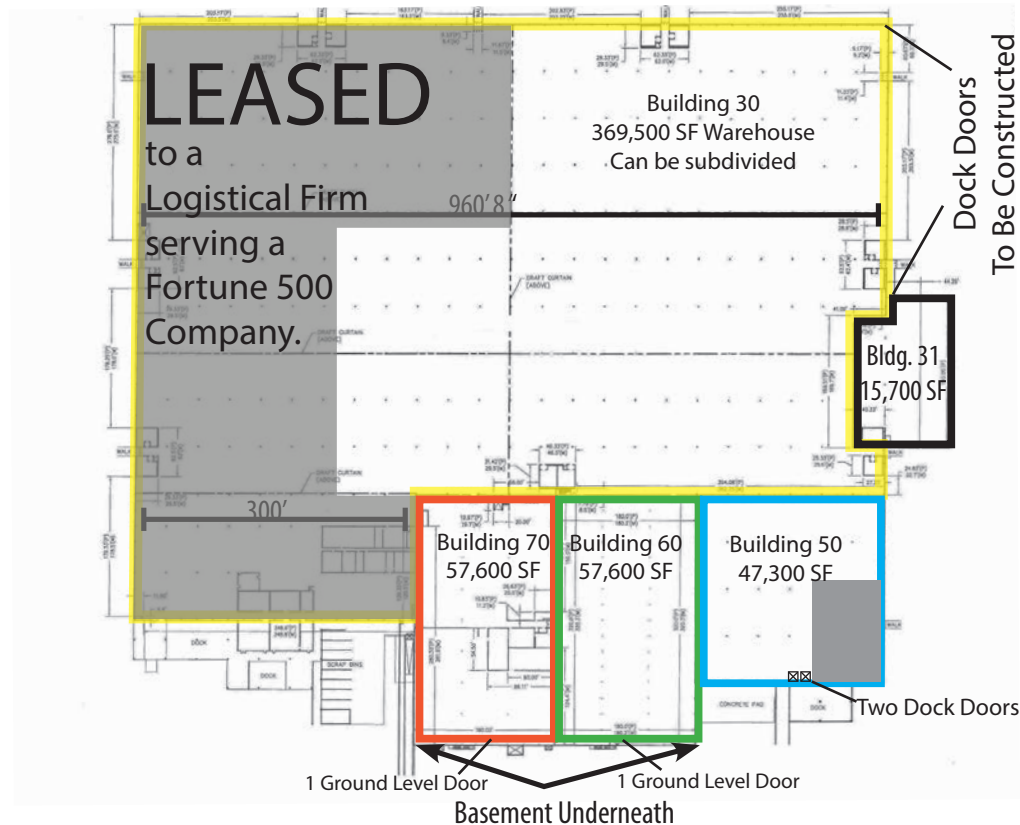
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FLOOR PLAN

GROUND LEVEL WAREHOUSE AVAILABLE - 532,000 SF
BASEMENT WAREHOUSE - 107,300 SF
OFFICE - 15,700 SF



Future Dock Doors
North Parking Lot



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PHOTOS



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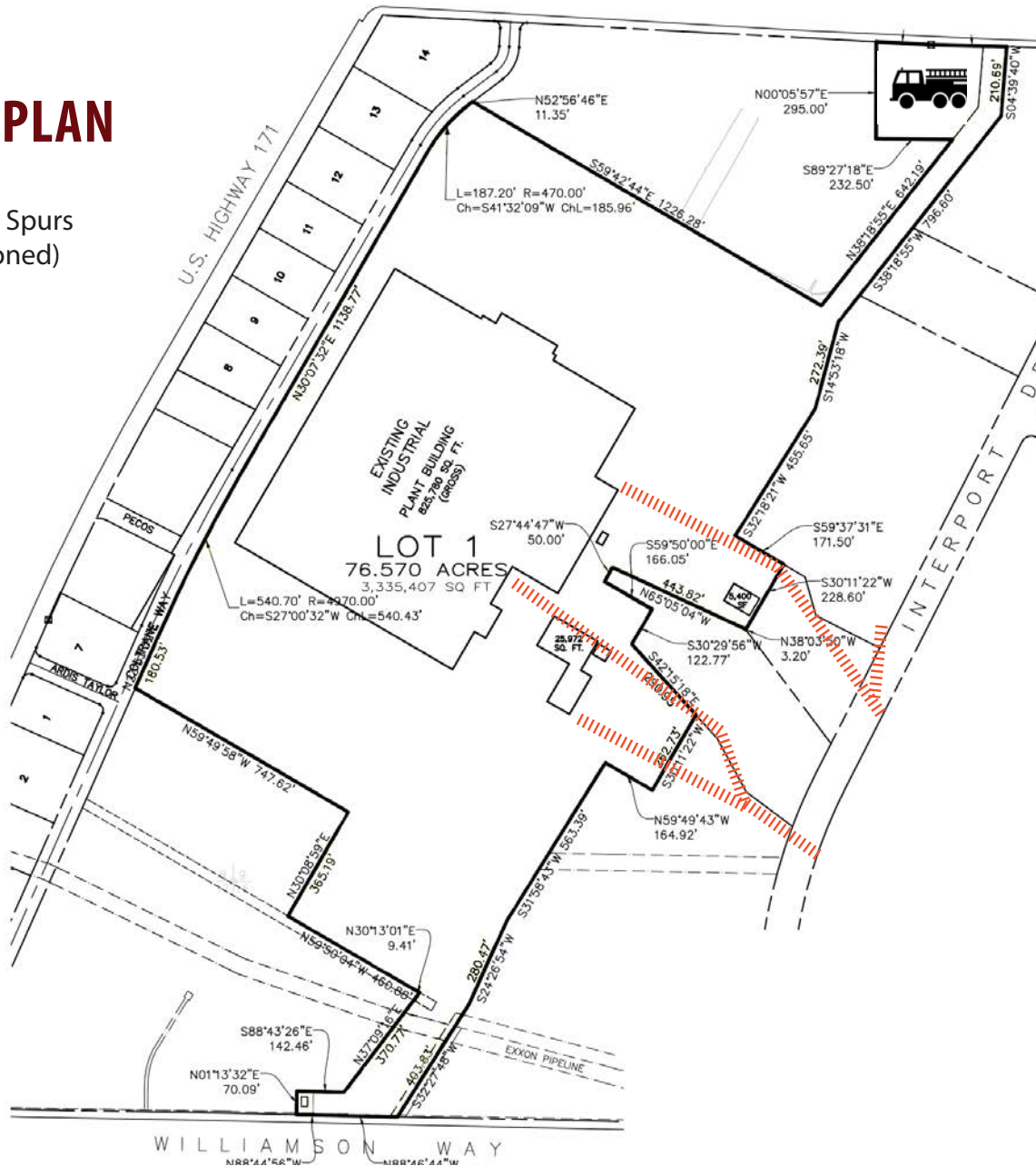
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SITE PLAN



Railroad Spurs
(Abandoned)



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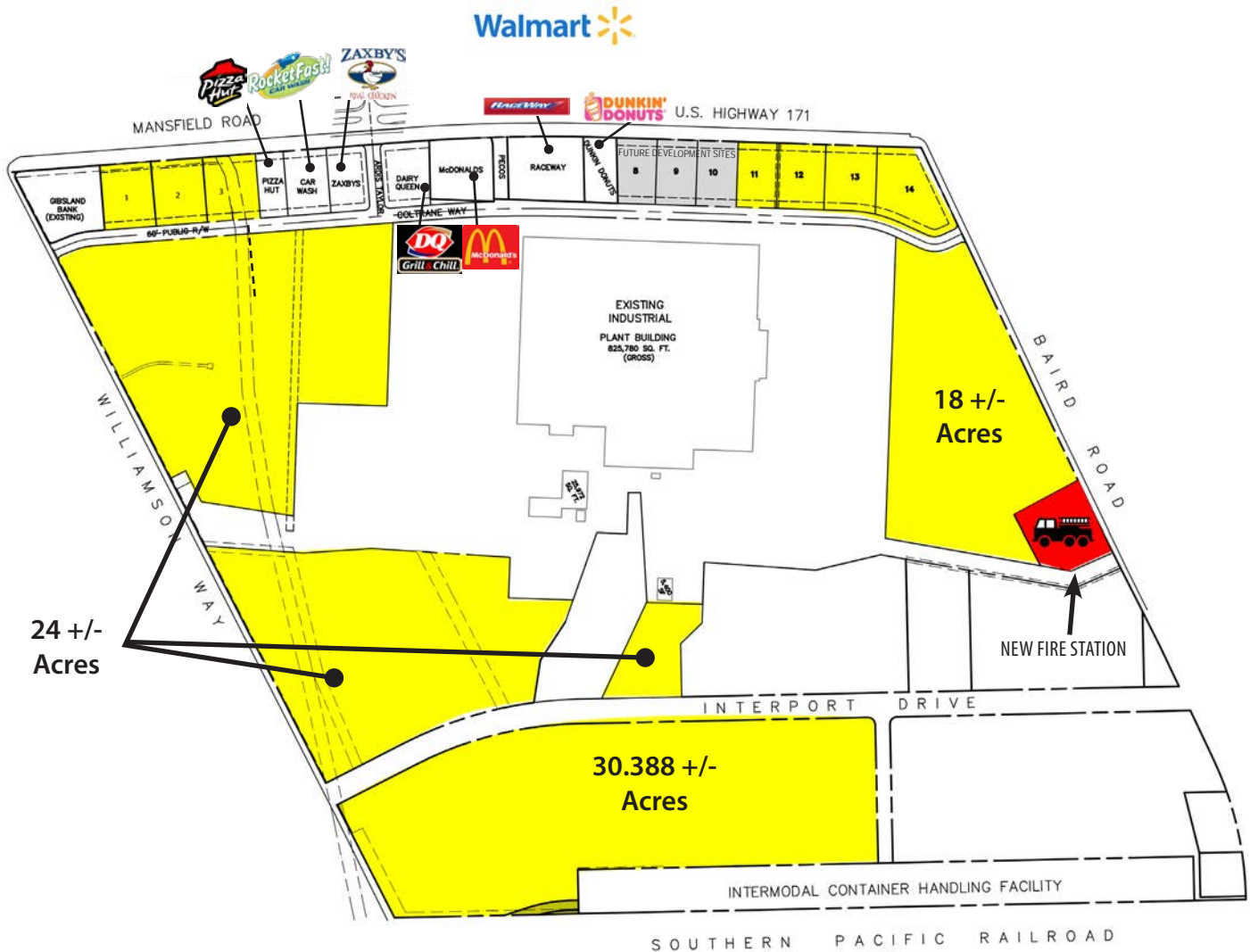
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EXCESS LAND AVAILABLE



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ELECTRICAL CAPACITY

- Building could utilize "primary tariff" electrical service which could offer substantial savings over "secondary tariff" electrical service.
- Electrical service to property consists of a redundant dual feed service with primary voltage of 12,470 volts.
- Building has private substation which can direct service to switches within the main building where voltage can be spanned out to different areas with specific step downs.
- Electric service in the plant can be transformed internally to meet each customer's/tenant's/user's/department's needs and requirements.
- Tenant could reduce electrical costs below 5.999 cents per kwh as a high volume AEP customer by taking the power at the transmission line voltage. Tenant must qualify as a project eligible customer with the Economic Development Rider tariff incentive for the first three years of operations/tenancy.



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SPECIFICS OF SPACE

Building 30 - Main Warehouse

- » Clear height 19'6"
- » Floor load - 500 psf load live
- » 40' x 60' column span
- » Space can be subdivide
- » Dock door to be constructed

Building 50 - Warehouse with Small Office Area

- » Clear height 25'
- » Column span 40' x 60'
- » Floor load - 500 psf load live
- » Two dock doors
- » No basement underneath

Building 60 - Warehouse

- » 57,600 sf
- » Clear height 25'
- » Column span 20' x 60'
- » Floor load - 160 psf load live
- » One ground level overhead door
- » Full basement underneath

Building 31 - Office Area

- » 12 1/2' ceilings
- » 15,700 sf
- » Floor load - 250 psf load live

Building 70 - Warehouse

- » Freight elevator to basement
- » 57,600 sf
- » Column span 40' x 60'
- » Clear height 20'
- » Floor load - 160 psf load live
- » One overhead door
- » Full basement underneath

Basement

- » 107,300 sf
- » One overhead door
- » Truck ramp to entrance
- » 10' clear height



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MARKET OVERVIEW



SHREVEPORT-BOSSIER

Shreveport/Bossier City is part of the area called the Ark-La-Tex, a U.S. socio-economic region where Arkansas, Louisiana, Texas, and Oklahoma intersect. The Shreveport—Bossier City MSA is home to Barksdale Air Force Base, Cyber Innovation Center, the CenturyLink Event Center, multiple colleges and universities, as well as several upscale riverboat casinos that bring over 2 million tourists to the area each year.

North Louisiana's 14 parishes of over 815,000 residents boast some of the most vibrant and diverse economies in the nation. The population within a 20 mile radius of Shreveport Bossier in 2010 was 365,719 with a projected 2022 population of 395,235. *Source: US Census Bureau and ESRI forecasts.*

Northwest Louisiana supports a large and sophisticated healthcare sector, a competitive manufacturing base, a reenergized oil and gas sector (through the exploration of the Haynesville Shale), a sizeable and diverse service

sector and supplier network, a transforming timber/paper industry, a hospitality/gaming industry, federal installations and more.

MAJOR EMPLOYERS (OVER 1,000 EMPLOYEES)

State of Louisiana (Civil Service)	9,338
Barksdale Air Force Base	8,655
Caddo Parish School Board	6,815
LSU Health Sciences Center	6,295
Wal-Mart	5,848
Willis Knighton Health System	5,825
Bossier Parish School Board	2,831
City of Shreveport	2,691
Harrah's Horseshoe Casino & Hotel	2,000
CHRISTUS Health Shreveport-Bossier	1,900
US Support Company Call Center	1,618
Overton Brooks VA Medical Center	1,588
El Dorado Casino	1,400
Sam's Town Casino	1,265
Brookshire's Grocery	1,220
McDonald's Corp	1,183
International Paper Company	1,074

AREA RANKINGS

North Louisiana Ranks as #1 Lowest Cost of Doing Business Study by nlep.com, 2017

Shreveport—Bossier MSA ranked #10 for Economic Development Site Selection, March 2012

Listed in the Top 19 Places Where It May Be Easier To Make Your Mark Forbes.com, September 2014

Shreveport among Top 20 Fastest Growing Cities in U.S. NerdWallet.com, June 2013

Shreveport ranks #1 Place to Start A Business WalletHub, 2016

Shreveport ranks Number 4 Nationally for Economic Potential nlep.com, 2017

Source: North Louisiana Economic Partnership nlep.org



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BROKER BIO



ANNE DIXON

During the past ten years Anne has been actively involved in all aspects of commercial real estate, handling both brokerage and leasing services in the Louisiana and East Texas areas. Her experiences reach the full spectrum of commercial real estate including investment (income producing), industrial, office, retail, vacant land and new development real estate. Anne is comfortable in a board room making a presentation to a large audience, sitting one-on-one across a negotiating table in heated conversations, or just walking a property with a new client. From her first year in the real estate industry she has averaged almost \$12 million in sales, leasing and consulting transactions. She has exceeded \$107 million transaction dollars during the past decade – with totals for 2015 and 2016 exceeding \$69 million.

For many years Anne was a top executive in the telecommunications industry. Her primary focus was marketing, sales and sales management, but she is no stranger to the financial side of corporate America. During the late '90s she was offered an opportunity to work with Merrill Lynch where she earned a Series 7 Securities Broker's License. A move to Texas resulted in her accepting an officer position as Vice President of First State Bank of Austin where she was instrumental in opening the first and subsequent in-store branch banks. These financial experiences led her back into telecommunications with an opportunity to work with FCC licensing and lease negotiations which eventually lead to her business entity accomplishing long term financing via an Initial Public Offering of Common Stock for a start-up wireless telecom company, Heartland Wireless Communications. This business entity was eventually sold to WorldCom. In the early 2000's she accepted a position as Regional Manager with Nextel Communications with responsibility for North Louisiana and East Texas which brought her back to North Louisiana. With the merger of Sprint/Nextel she took a few months off from corporate America and was subsequently offered an opportunity to work in the commercial real estate brokerage industry allowing her to remain in Louisiana. Her focus always remains on maximizing the return on investments for her clients. Her strengths include a unique advertising approach and strong negotiation skills.

Anne obtained a BS in Business Administration from Northwestern. She was chosen by her peers to present the Industrial Market Summary and the Office Market Summary for the Real Estate Trends Conference presented by the Commercial Investment Division of Northwest Louisiana Association of Realtors. She has also studied and successfully completed the educational and portfolio requirements for the prestigious CCIM designation from the Commercial Investment Real Estate Institute.

Anne is a true believer in community service. Her passion for activities which allows her to give back to the community has resulted in leadership positions with such organizations as Rotary International, Business Executives International, Salvation Army, American Red Cross and numerous church affiliations. Anne is married to Tom Dixon and they have three sons.



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CHRIS SUSILOVICH

Chris Susilovich joined Vintage Realty Company in 2017 in their Commercial Brokerage & Leasing Division and is licensed by both the Louisiana Real Estate Commission and the Texas Real Estate Commission. Chris started his real estate career with Hortenstine Ranch Company in Dallas, TX, handling farm and ranch transactions throughout Texas.

Chris spent 11 years in Houston, TX as a business development executive, fundraiser and consultant prior to returning home to Shreveport with his family. While in Houston, he served as the Executive Director for Houston Safari Club and consulted for several organizations to help improve process efficiencies, develop strategic plans and enhance development practices. Chris' vast experience with a broad range of organizations and businesses has greatly strengthened his sphere of influence throughout Texas and Louisiana.

Chris is a graduate of Centenary College of Louisiana with a degree in Environmental Science and holds a Master's of Science from Stephen F. Austin State University. Chris is currently pursuing CCIM designation as a Commercial Investment Real Estate Institute Candidate member.

Chris is a driven and passionate individual when it comes to philanthropy and community service. He has been actively involved with such organizations as Noel United Methodist Church, CADA of Northwest Louisiana, Dream Hunt Foundation, First Tee of Northwest Louisiana and the Norwela Council of Boy Scouts of America. Chris is married to Sarah Susilovich and they have one son, Charlie.

Chris is engaged in all aspects of commercial real estate including investment (income producing), industrial, vacant land, agriculture, office, retail, and new development.



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