

\$1,750 - 9238 Linwood Avenue 300, Shreveport

MLS® #20809590

\$1,750

0 Bedroom, 0.00 Bathroom,
Commercial Lease on 0.97 Acres

Wagner, Shreveport, LA

Hargrove Roofing office warehouse suite available for lease containing 1,400 square feet. Contains private restroom, 5-ton HVAC, LED lighting throughout, and 12'W x 14'H overhead door. ULINE shelving included if tenant would like for shelving to remain.

Landlord is responsible for paying the following: water, sewer, dumpster, lawn, landscape, irrigation, exterior lighting, HVAC maintenance and regular air filter replacement, property taxes, building insurance, all exterior building maintenance, and all common area maintenance (CAM). Tenant is responsible for paying electricity, which is individually metered, and internet-phone at tenant's option.

Conveniently located on Linwood Avenue with easy access to I-49, positioned immediately south of 3132 and north of Bert Kouns.

Please call with any questions or for additional information. Owner-Agent.

Built in 2016

Essential Information

MLS® #	20809590
Price	\$1,750
Bathrooms	0.00
Acres	0.97
Year Built	2016



Type	Commercial Lease
Sub-Type	Industrial
Status	Active

Community Information

Address	9238 Linwood Avenue 300
Subdivision	Wagner
City	Shreveport
County	Caddo
State	LA
Zip Code	71106-7001

Amenities

Utilities	City Sewer, City Water
Garages	Concrete

Interior

Heating	Central
# of Stories	1
Stories	1

Exterior

Roof	Metal
Construction	Metal Siding, Steel Siding
Foundation	Slab

Additional Information

Zoning	C-4
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Listing Details

Listing Agent	Andrew Cordaro
Listing Office	Coldwell Banker Apex, REALTORS

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Listing information last updated on November 21st, 2025 at 8:48am CST