

# OFFICE / WAREHOUSE 2.2 MILES FROM I-10 IN PORT ALLEN



## OFFERING SUMMARY

Sale Price:	\$395,000   \$41.58/SF
Lot Size:	1.04 Acres
Building Size:	9,500 SF
Zoning:	I-1, Light Industrial
Market:	LA-Baton Rouge
Price / SF:	\$41.58

## PROPERTY OVERVIEW

This office / warehouse facility is in close proximity to I-10 and the Mississippi River bridge (2 miles). Warehouse space makes up the majority of the available ±8,500 SF, with an office space that contains two rooms plus a restroom. The property also contains a ±1,000 SF shop room currently leased for \$1,200/month. The building has been recently cleaned and re-painted, and the property has a secured, fenced, and gated yard. The warehouse is well-lit and contains multiple roll-up doors and loading areas. There is an additional office space on-site in need of renovation. This property is ideal for a company in need of space for operations and a secure place to store inventory or equipment.

## PROPERTY HIGHLIGHTS

- ±9,500 SF total space
- ±8,500 SF space available
- Multiple roll-up doors
- Large fenced and gated yard
- Just off Hwy 1 with close proximity to I-10

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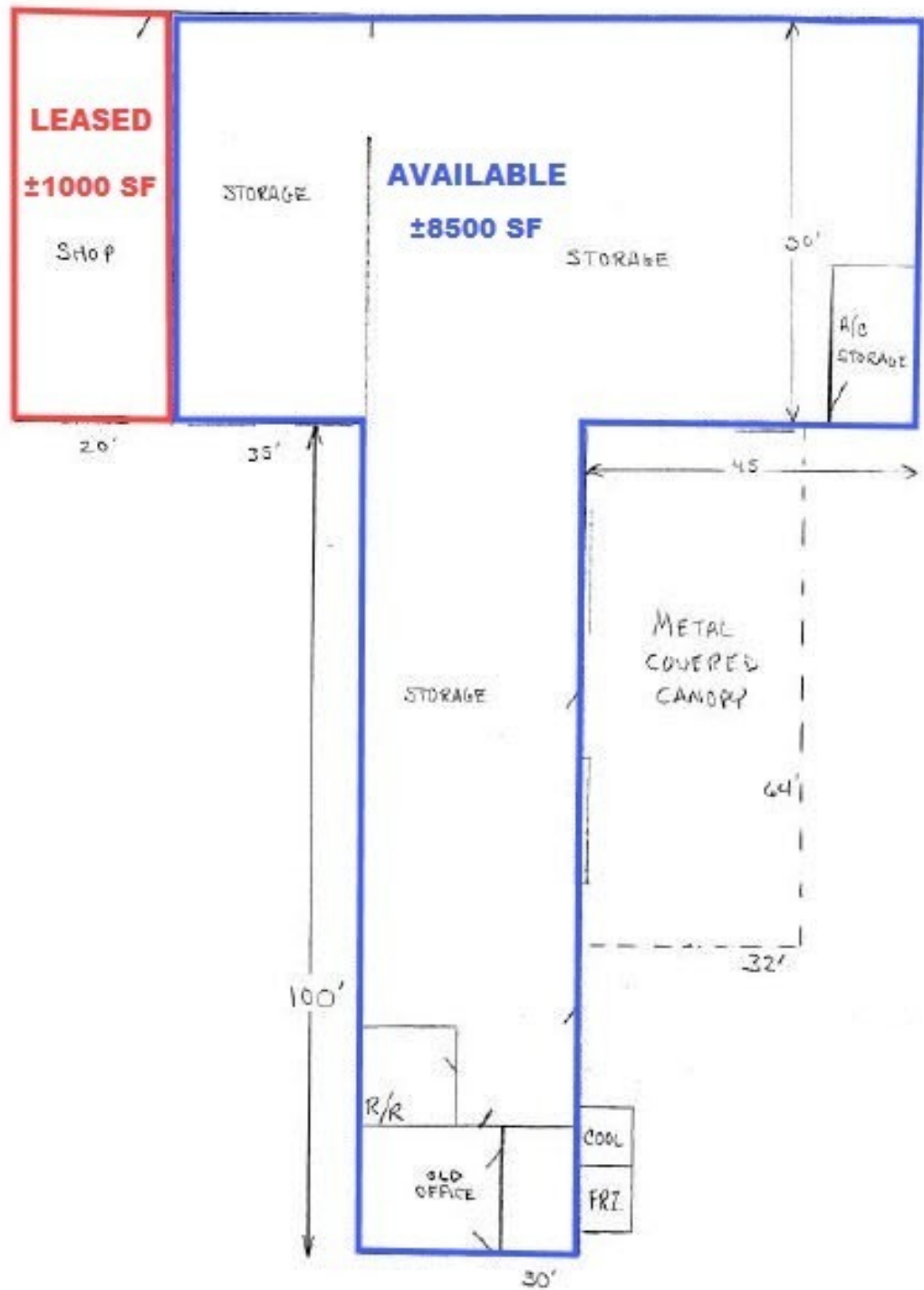


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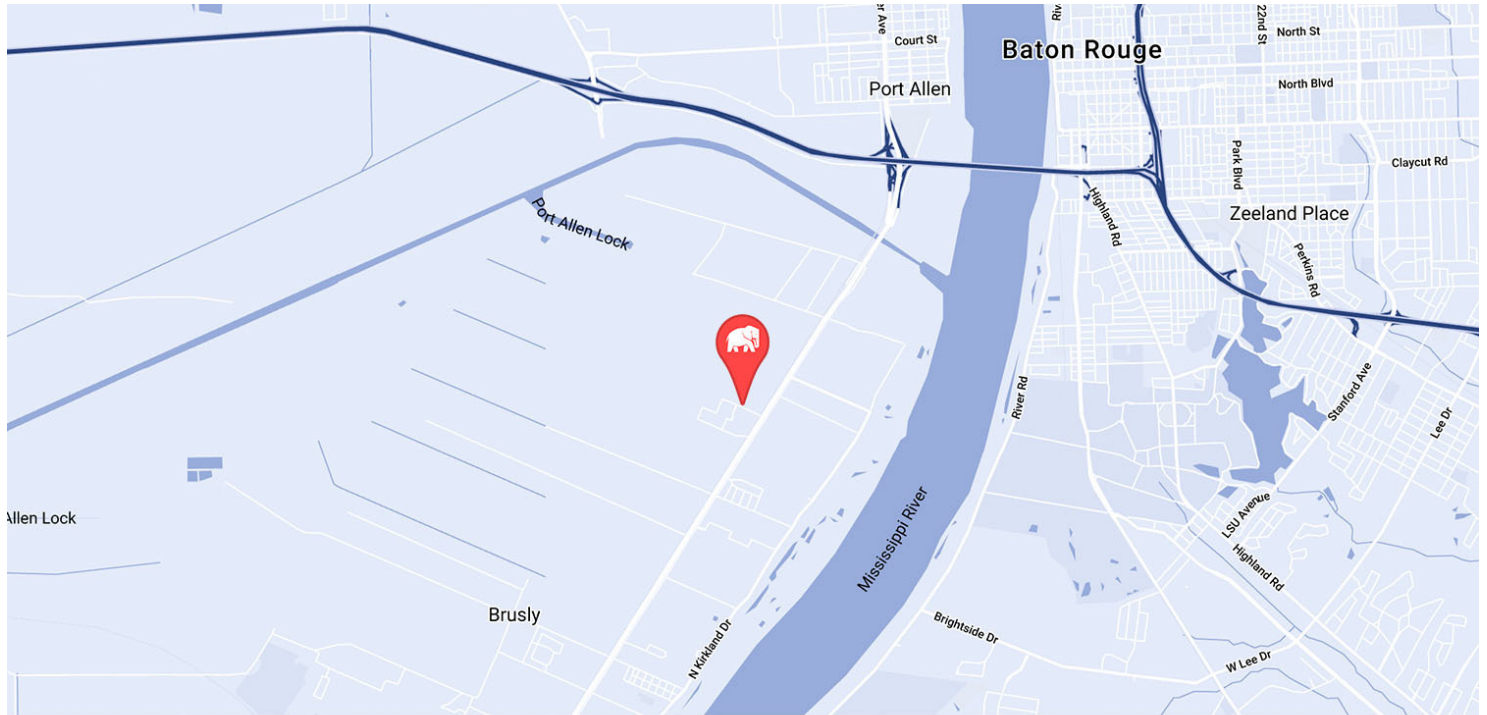
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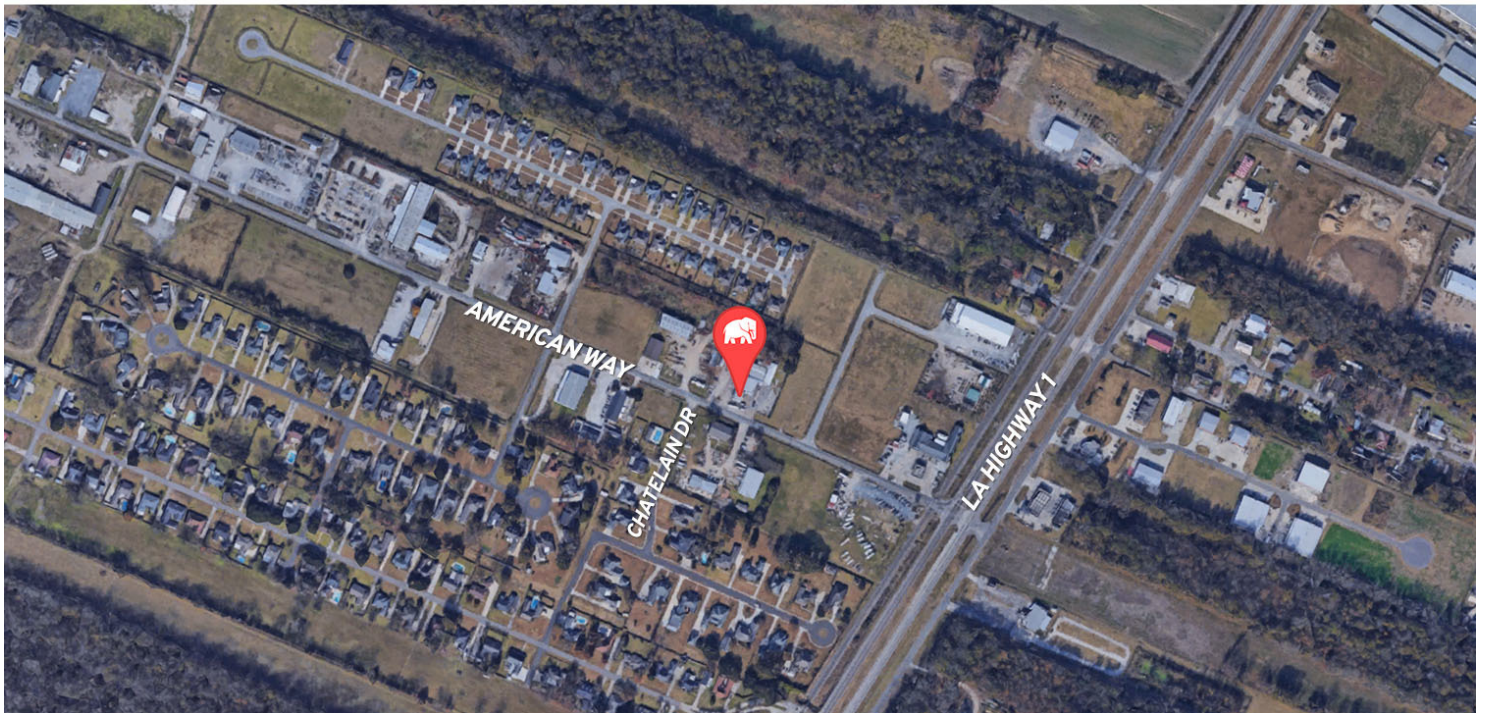


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MAP DATA ©2019 GOOGLE



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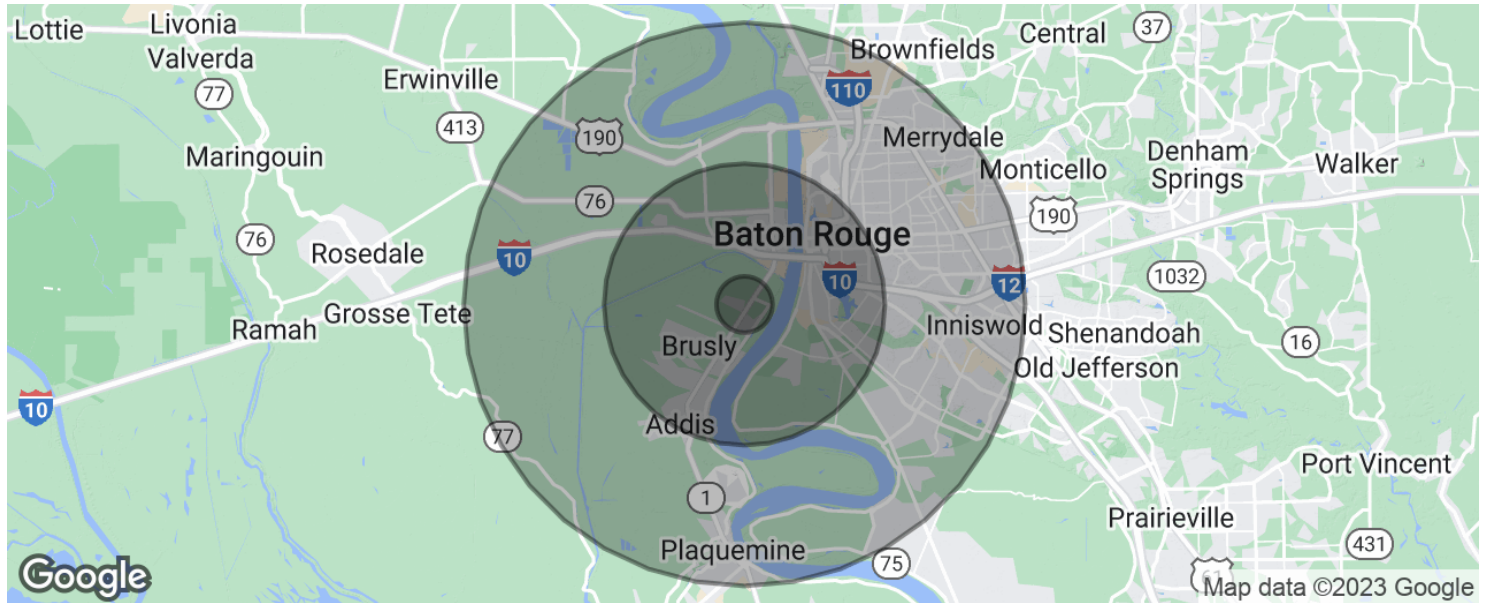


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## OFFICE / WAREHOUSE 2.2 MILES FROM I-10 IN PORT ALLEN



### POPULATION

	1 MILE	5 MILES	10 MILES
Total population	575	63,582	258,783
Median age	34.2	27.5	32.0
Median age (Male)	32.8	27.1	30.0
Median age (Female)	35.8	28.1	34.0

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	202	24,384	99,046
# of persons per HH	2.8	2.6	2.6
Average HH income	\$68,444	\$50,216	\$58,513
Average house value	\$160,658	\$201,693	\$238,669

\* Demographic data derived from 2020 ACS - US Census

