

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



OFFERING SUMMARY

Available SF:	
Lease Rate:	Negotiable
Lot Size:	1.04 Acres
Building Size:	9,500 SF
Zoning:	I-1, Light Industrial
Market:	LA-Baton Rouge

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 $\pm 8,500$ SF, with an office space that contains two rooms plus a restroom. The property also contains a $\pm 1,000$ 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

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

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



Jacob Loveland (C) 225.460.0877

 **ELIFIN** 225.460.0877 | <https://elifinrealty.com>
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

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



Jacob Loveland (C) 225.460.0877



ELIFIN

225.460.0877 | <https://elifinrealty.com>
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

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

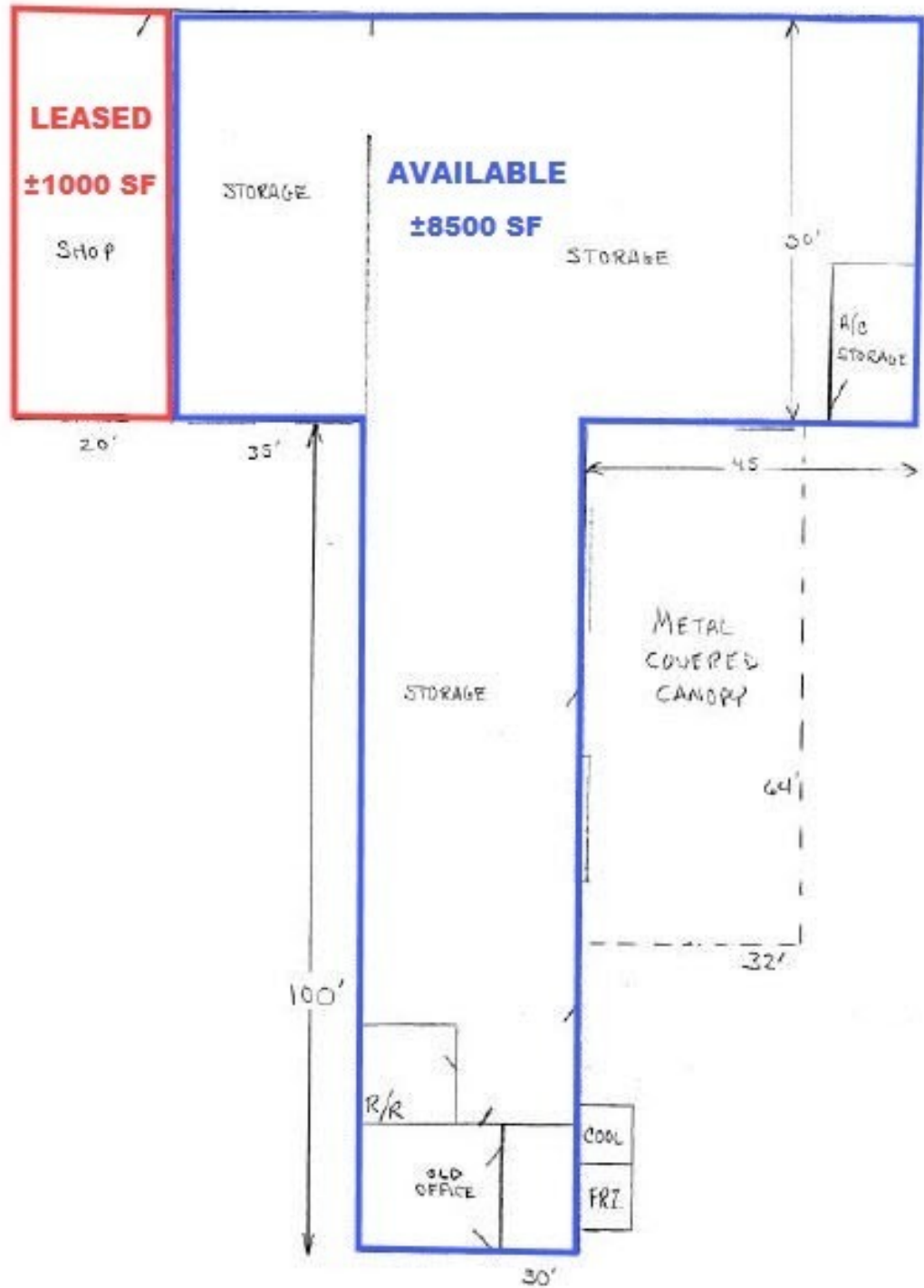


Jacob Loveland (C) 225.460.0877

 **ELIFIN** 225.460.0877 | <https://elifinrealty.com>
640 Main St, Suite A, Baton Rouge, LA 70801

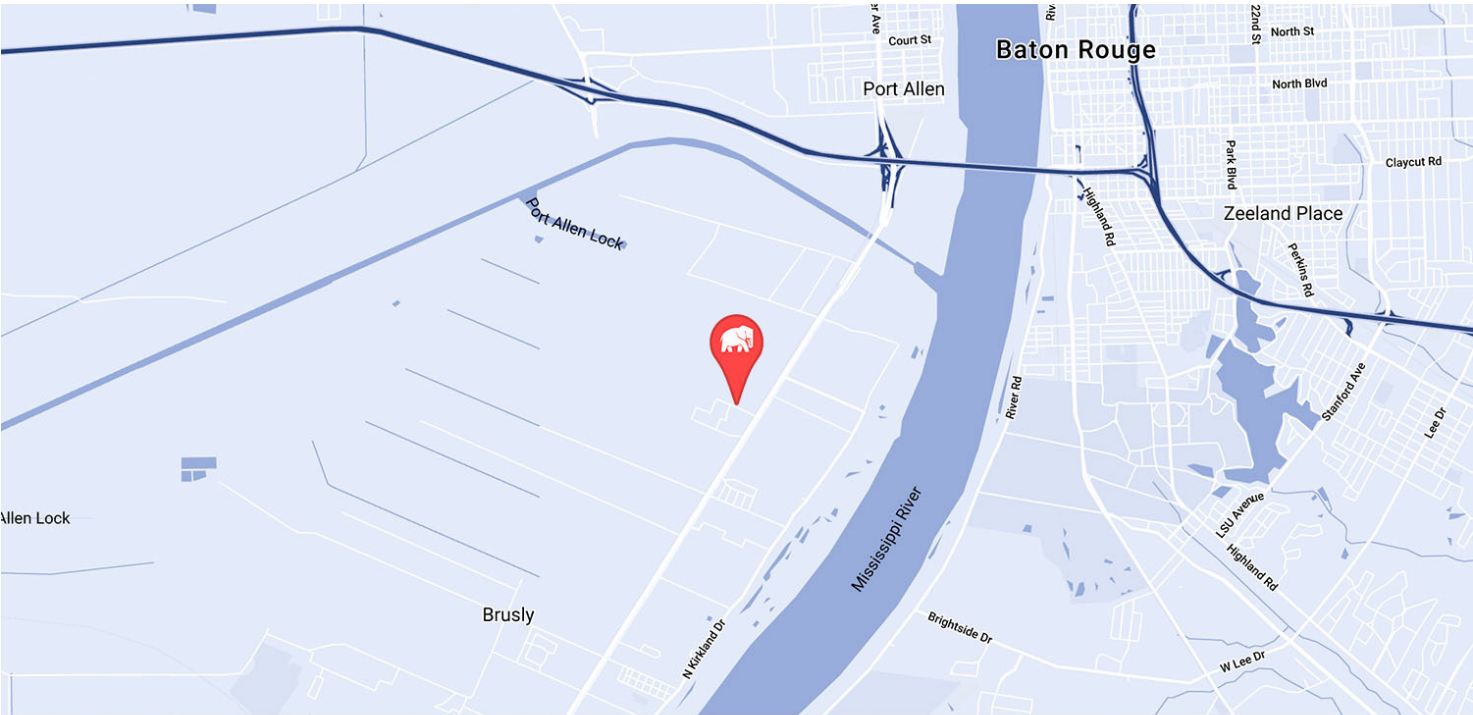
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

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

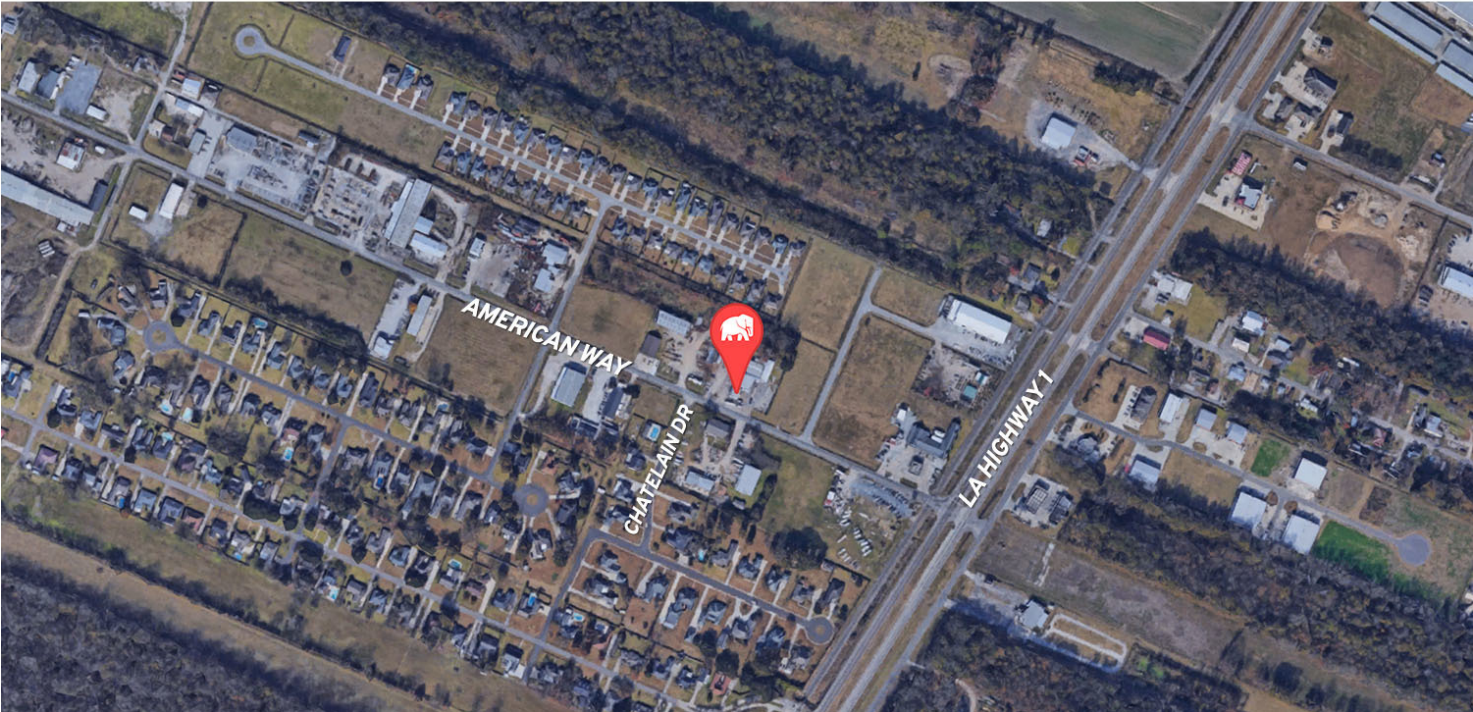


Jacob Loveland (C) 225.460.0877

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



MAP DATA ©2019 GOOGLE

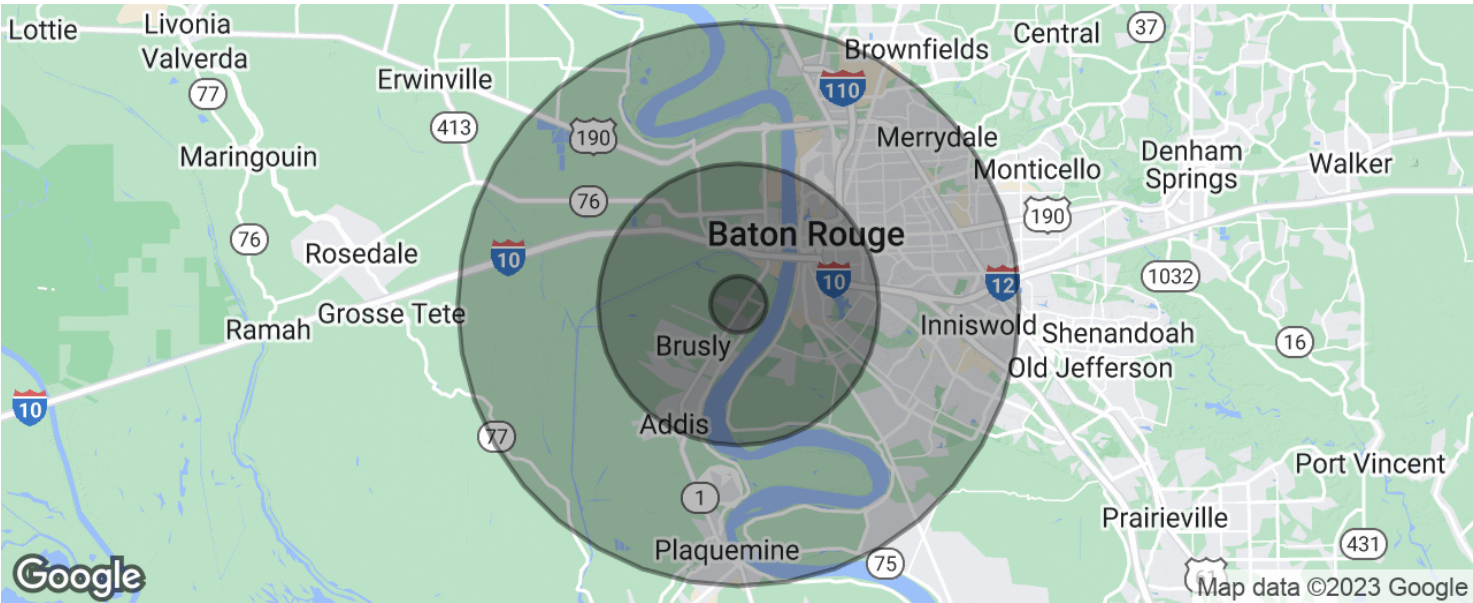


Jacob Loveland (C) 225.460.0877

 **ELIFIN** 225.460.0877 | <https://elifinrealty.com>
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

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