



OFFICE WAREHOUSE OFF HIGHWAY 1 IN PORT ALLEN

1923 W SHORE AVE PORT ALLEN, LA 70767



OFFERED: FOR LEASE

LEASE RATE: \$9.50 SF/YR (\$2,274/MO)

2,872 SF | ONE SUITE AVAILABLE | LEASE TYPE: MG

- 4 minutes from I-10 bridge
- 12'x12' roll up door, 16' eave height
- Warehouse is climate controlled
- Minimum 2-year lease required

CONTACT:

COLE BREWTON
936.585.3132

800.895.9329 | <https://elifinrealty.com> | April 2024
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.

OFFERING SUMMARY



PROPERTY SUMMARY

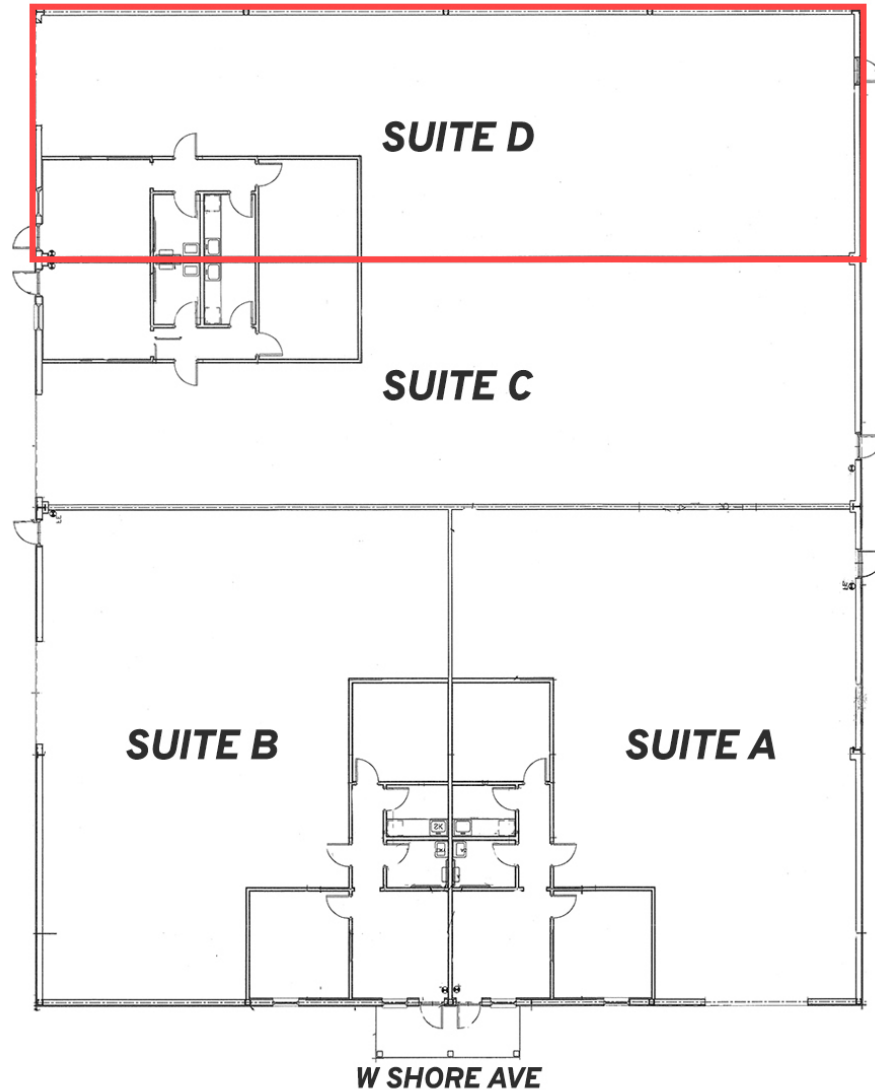
- This office warehouse space is located off Highway 1 in Port Allen, LA, just 4 minutes from the I-10 bridge into Baton Rouge.
- The available suite consists of ± 500 SF of office space (lobby, private office, break room, restroom) and a versatile $\pm 2,372$ warehouse with 16' eave height and a 12'x12' roll up door.
- The property is neighbored by other industrial tenants on W Shore Ave.

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LEASE SPACES



LEASE INFORMATION

| | | | |
|--------------|-----------|-------------|----------------------|
| Lease Type: | MG | Lease Term: | Minimum 2-year lease |
| Total Space: | ±2,872 SF | Lease Rate: | \$9.50 SF/yr |

AVAILABLE SPACES

| SUITE | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|---------|-----------|----------------|--------------|---|
| Suite D | 2,872 SF | Modified Gross | \$9.50 SF/yr | Tenant to be responsible for utilities, janitorial, minor maintenance. Minimum 2-year lease required. |

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INTERIOR PHOTOS

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EXTERIOR PHOTOS

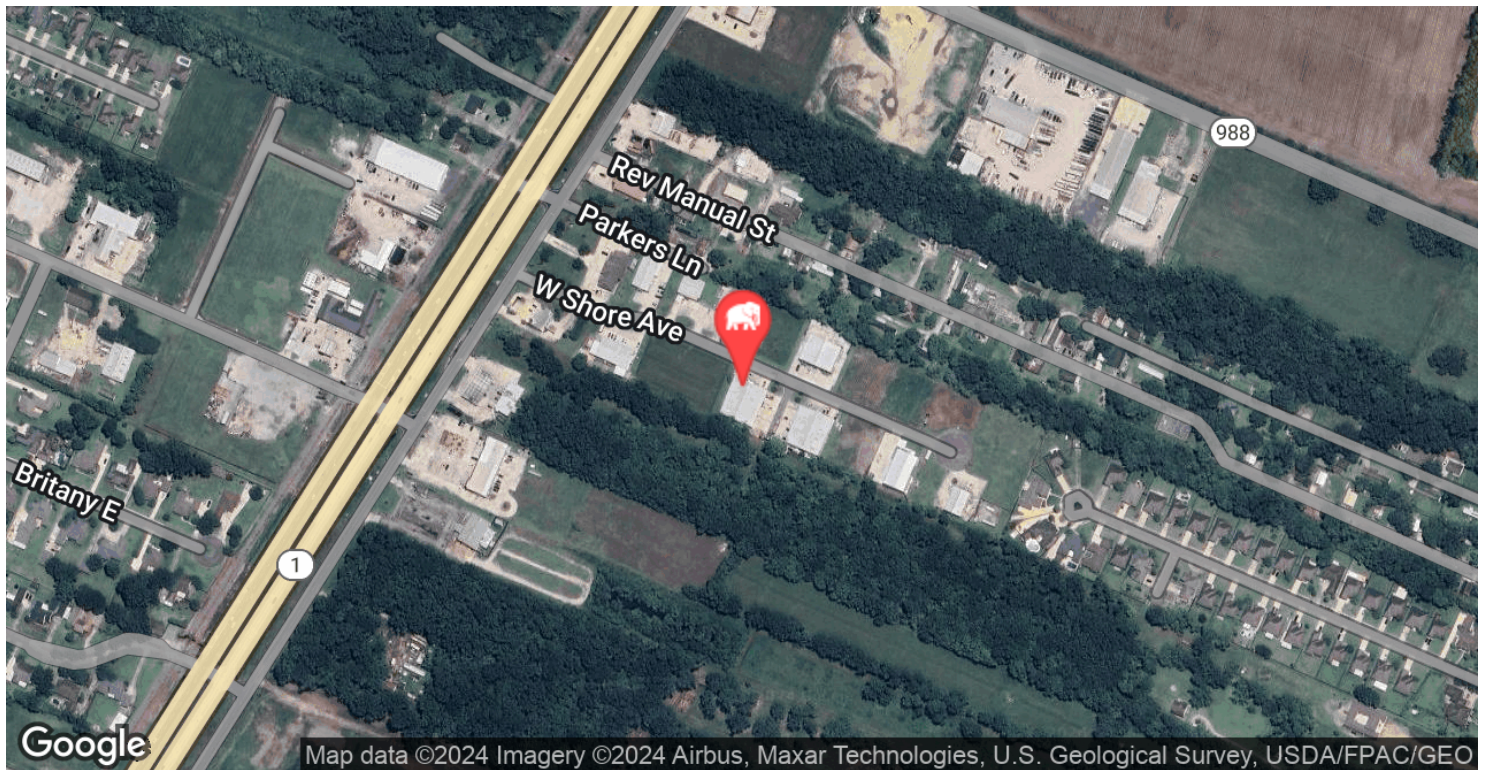
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LOCATION MAPS



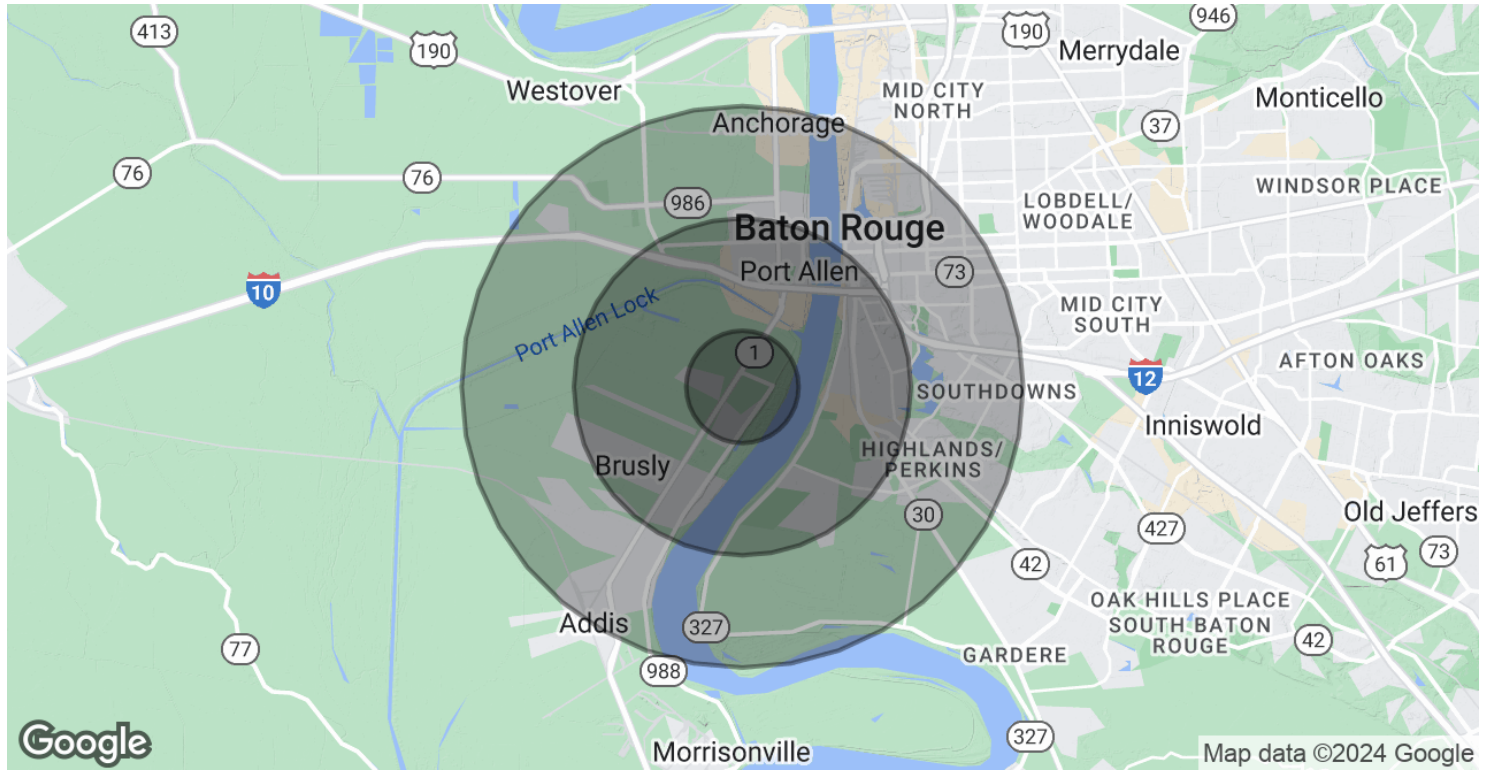
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DEMOGRAPHICS MAP & REPORT



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 803 | 27,134 | 77,065 |
| Average age | 48.0 | 30.7 | 34.8 |
| Average age (Male) | 38.6 | 28.9 | 34.3 |
| Average age (Female) | 51.2 | 31.1 | 34.7 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 403 | 13,852 | 40,022 |
| # of persons per HH | 2.0 | 2.0 | 1.9 |
| Average HH income | \$70,648 | \$46,762 | \$68,404 |
| Average house value | \$242,896 | \$135,198 | \$195,007 |

* Demographic data derived from 2020 ACS - US Census

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