



LIKE-NEW OFFICE/WAREHOUSE + LAYDOWN YARD OFF HWY 190

1356 CAJUN DR PORT ALLEN, LA 70767



OFFERED: FOR LEASE

LEASE RATE: \$2,250 - \$4,500 / MO

±1,900 - 3,800 SF

- Like-new construction, available immediately
- Office warehouse with office space, kitchenette, restroom, warehouse and laydown yard
- Convenient location off Hwy 190
- Two, 12' roll up doors

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

- **Available immediately.**
- Potential to lease either $\pm 1,900$ SF suite or the entire $\pm 3,800$ SF building.
- This like-new industrial office / warehouse building is located just off Hwy 190 in Port Allen.
- Each $\pm 1,900$ SF space consists of a warehouse, office space, restroom, and kitchenette.
- The warehouse features two, 12' roll up doors with access to a stabilized laydown yard.
- Landlord is willing to install a fence around laydown yard.
- This industrial park is equipped with 3-phase power.

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EXTERIOR PHOTOS

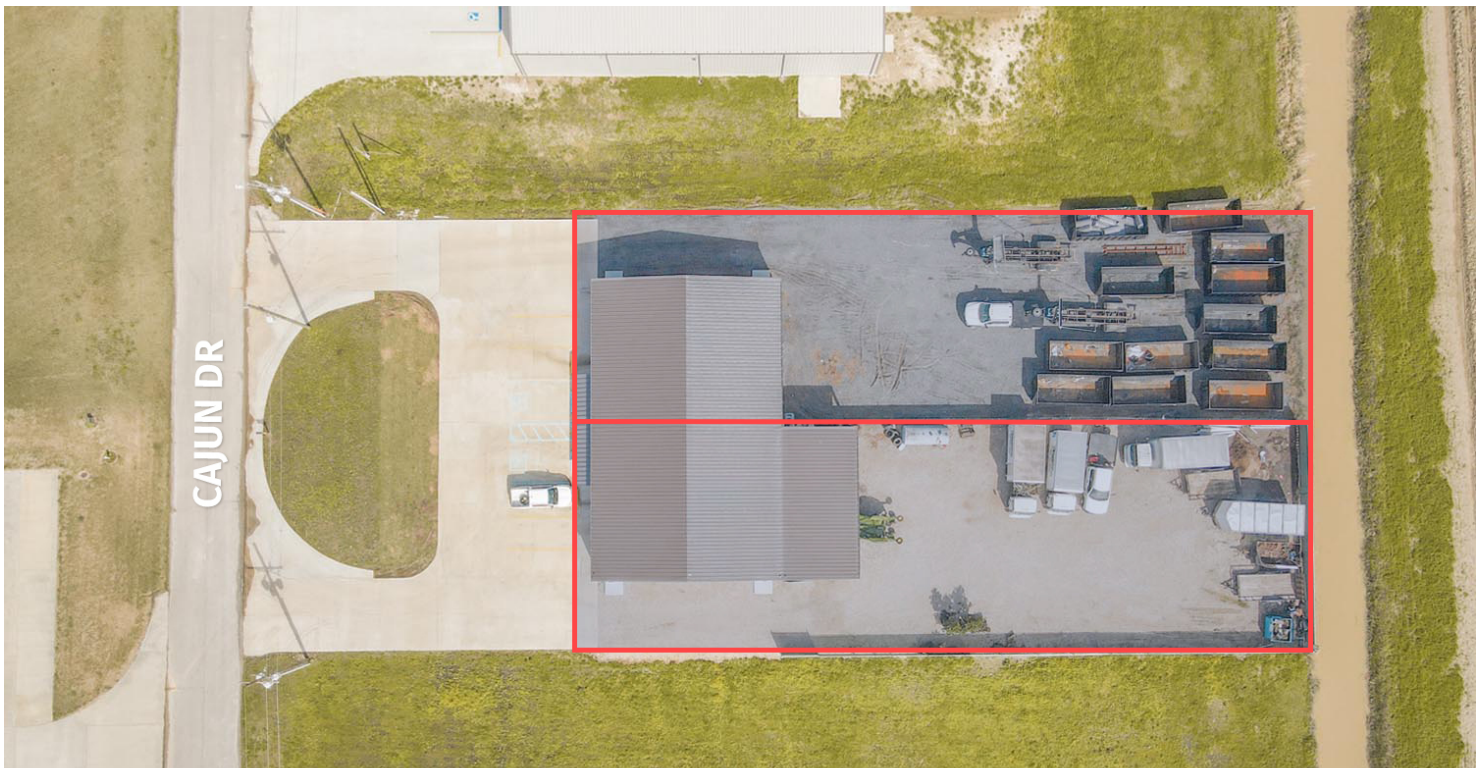
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AERIAL PHOTOS

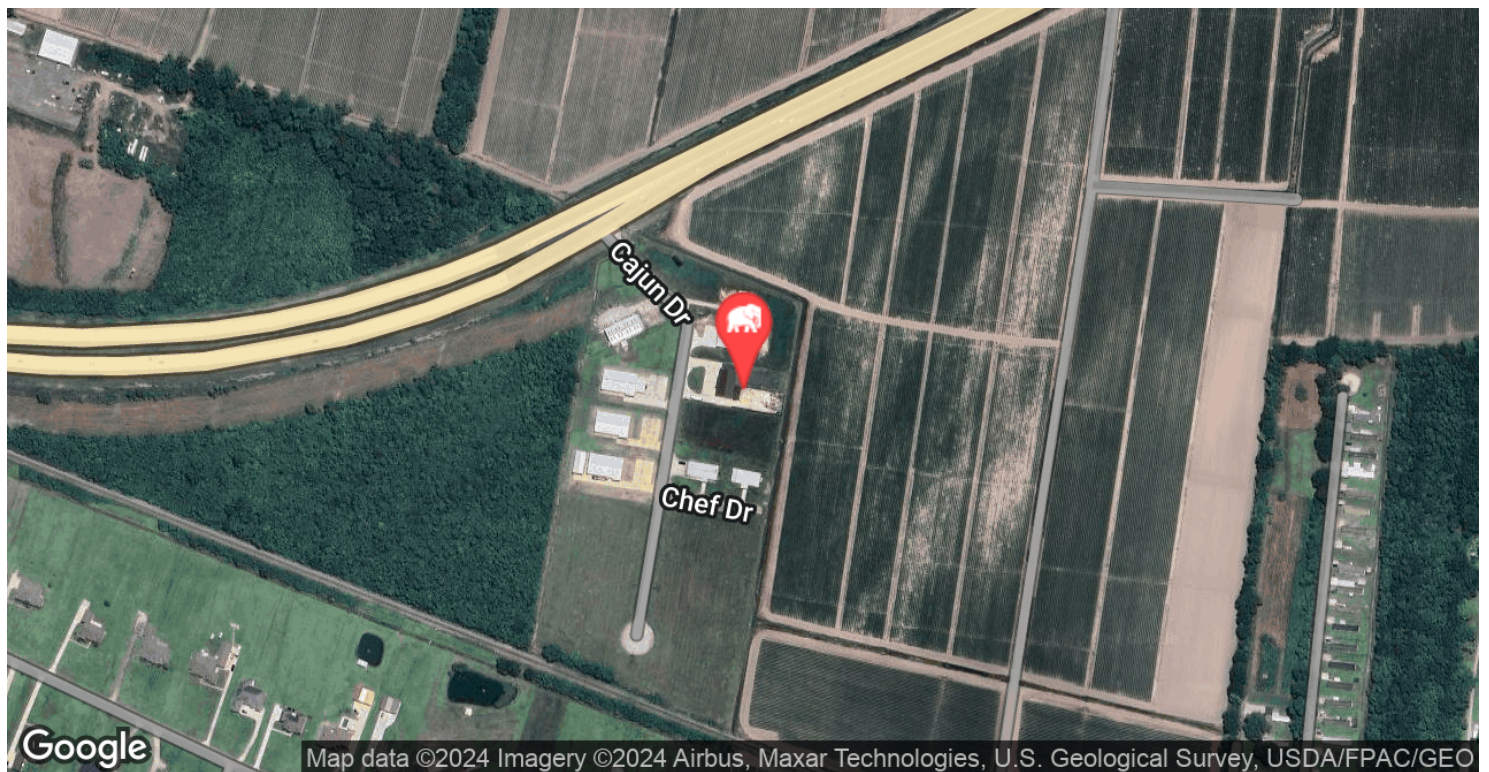
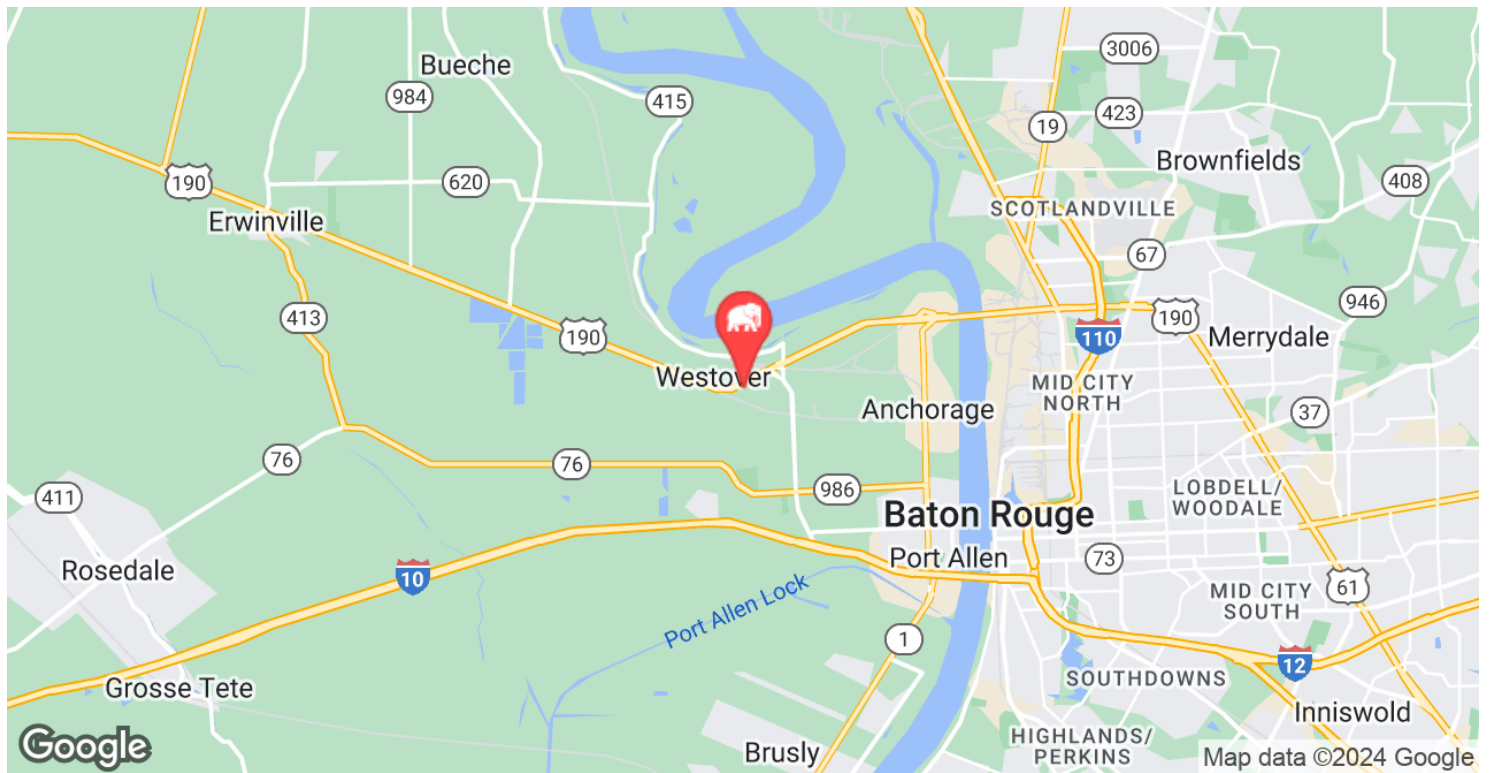
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LOCATION MAP



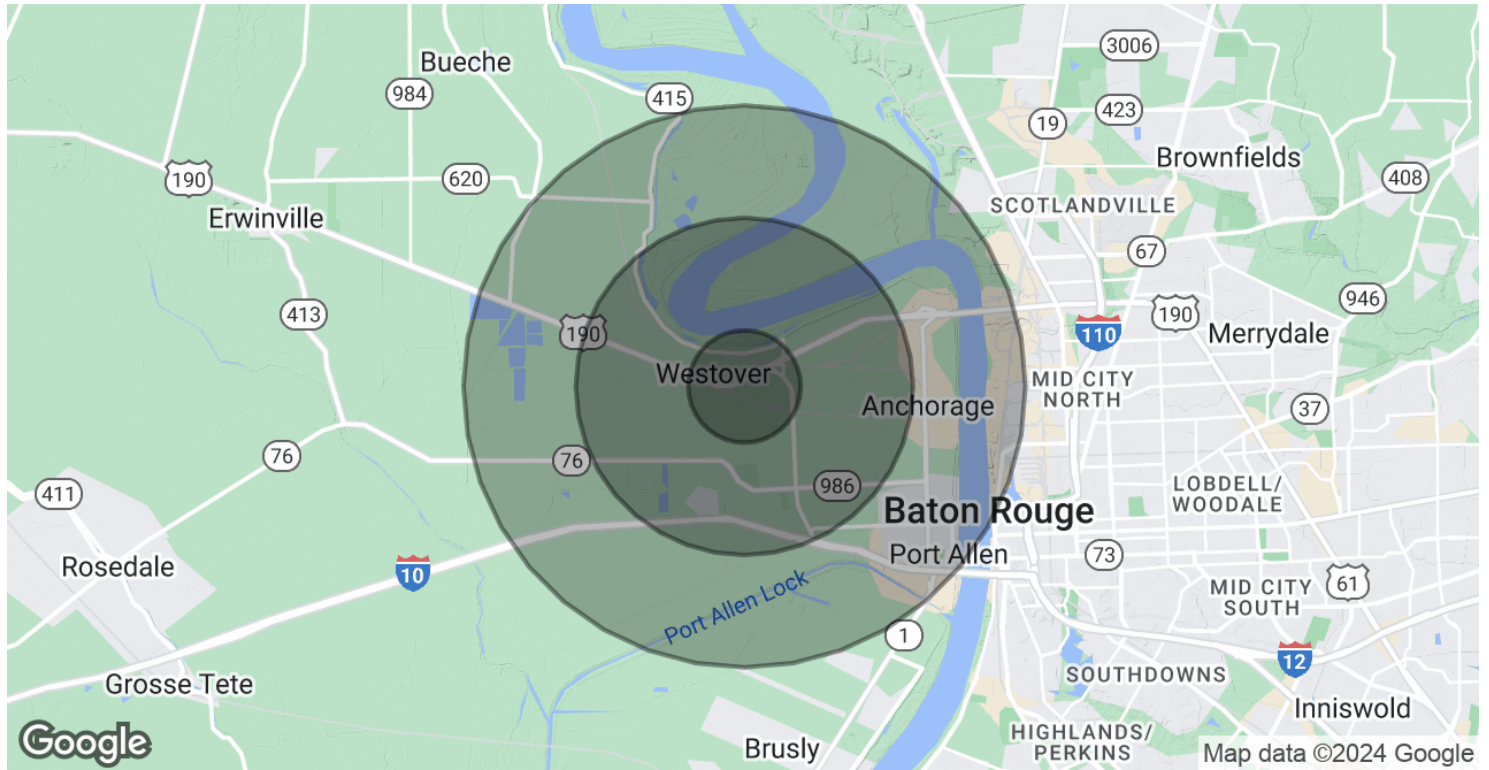
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	236	2,899	12,875
Average Age	37.6	34.6	36.5
Average Age (Male)	36.8	34.1	35.2
Average Age (Female)	50.7	43.1	40.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	88	1,201	5,599
# of Persons per HH	2.7	2.4	2.3
Average HH Income	\$61,550	\$50,661	\$55,696
Average House Value	\$145,911	\$133,276	\$157,074

* Demographic data derived from 2020 ACS - US Census

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