



VERSATILE DISTRIBUTION CENTER WITH CLASS A OFFICE SPACE

118 W WOODLAWN RANCH RD HOUMA, LA 70363



OFFERED: FOR SALE

SALE: \$3,197,615 LEASE: \$26,646/MO

±37,619 SF | ±3.45 ACRES

- Opportunity for owner/occupant or investor to acquire and lease up
- Utilized as a Distribution Center
- Class A space divided into ±6,290 SF office and ±31,329 SF warehouse
- NNN lease type

CONTACT:

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800.895.9329 | <https://elifinrealty.com> | May 2024
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OFFERING SUMMARY



PROPERTY SUMMARY

- Formerly occupied by Weatherford International Energy Company. This location served as the Weatherford Distribution Center for Gulf of Mexico.
- This Class A distribution center comprises $\pm 6,290$ SF office and $\pm 31,329$ SF warehouse.
- There are 9 private office spaces.
- The warehouse is equipped with $\pm 20'$ eave height, a ± 22.5 -ton bridge crane, a double monorail assembly, five ± 3 -ton cranes, 13 roll-up doors, and security fencing.
- Large, off-street parking lot.
- NNN lease type.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	118 W Woodlawn Ranch Rd
City, State, Zip	Houma, LA 70363
County	Terrebonne
Location Description	Tract B
Township	17S
Range	17E
Section	12
Side Of The Street	North
Off-Street Parking	Yes
Road Type	Paved
Nearest Highway	Hwy 57 (Grand Caillou Rd)
Nearest Airport	Louis Armstrong New Orleans International Airport (MSY)

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	L-I
Lot Size	±3.45 Acres
APN #	58472

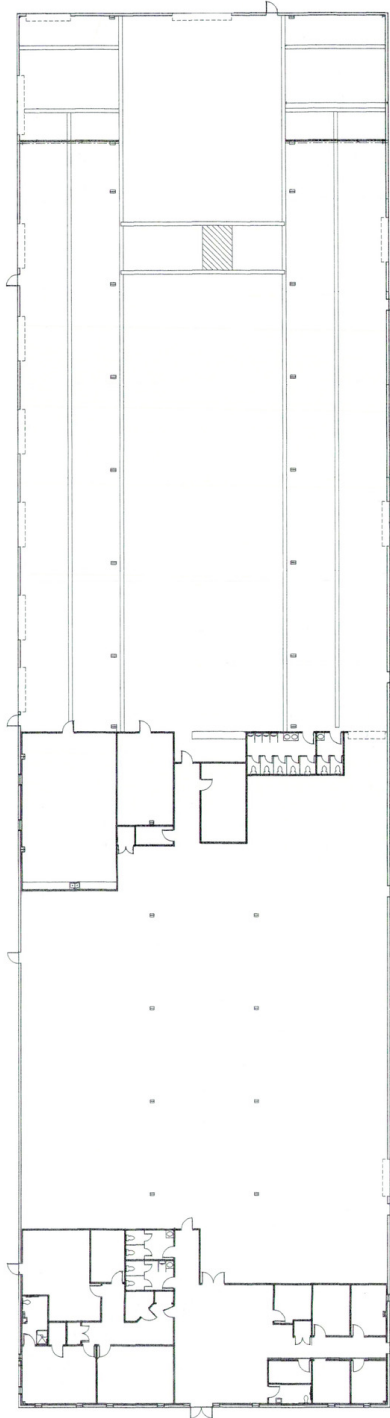
BUILDING INFORMATION

Building Size	±37,619 SF
Tenancy	Single
Parking Type	Surface
Free Standing	Yes
Number Of Buildings	2

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FLOOR PLAN



← W WOODLAWN RANCH RD →

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INTERIOR PHOTOS – OFFICE



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INTERIOR PHOTOS – WAREHOUSE



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EXTERIOR PHOTOS

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AERIAL PHOTOS

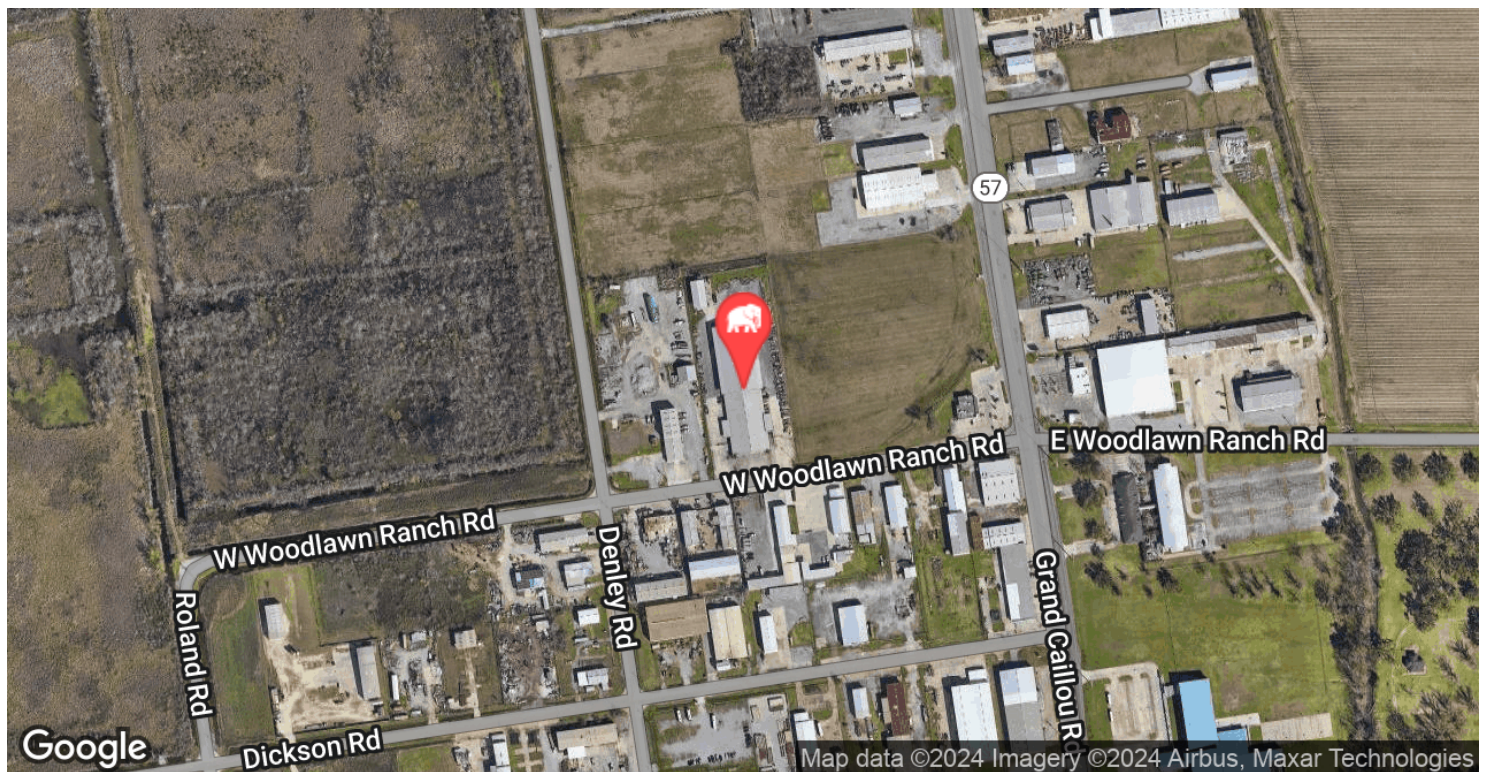
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LOCATION MAP



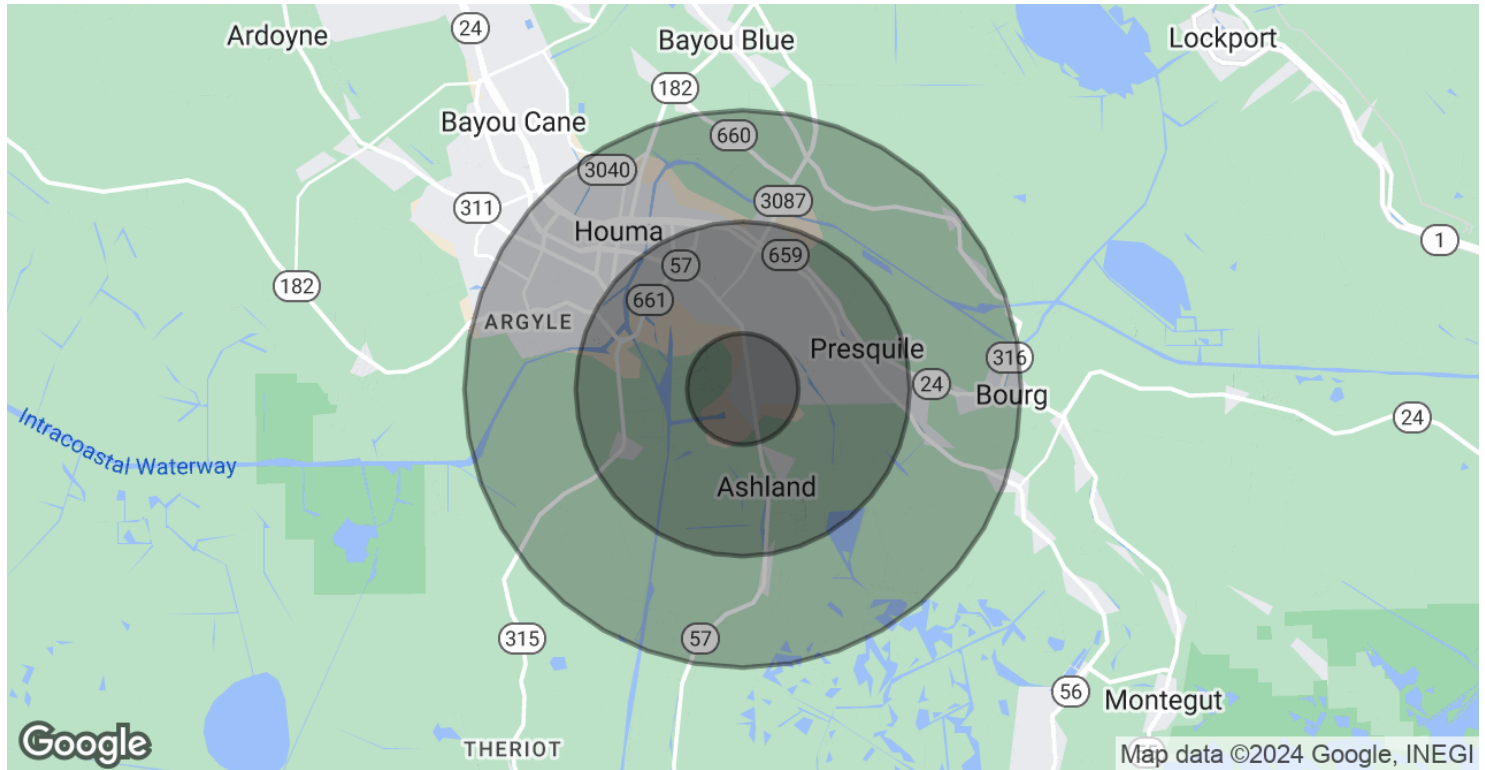
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	666	18,779	47,178
Average Age	34.9	35.2	38.1
Average Age (Male)	43.8	33.4	37.0
Average Age (Female)	31.2	34.5	37.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	209	7,160	19,400
# of Persons per HH	3.2	2.6	2.4
Average HH Income	\$82,674	\$60,016	\$62,698
Average House Value	\$139,014	\$119,975	\$153,335

2020 American Community Survey (ACS)

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