



# WELL-EQUIPPED OFFICE WAREHOUSE IN WESTPORT INDUSTRIAL PARK

775 ALLENDALE DR PORT ALLEN, LA 70767



## OFFERED: FOR LEASE

# LEASE RATE: \$10.50 SF/YR (\$13,135/MO)

## ±15,011 SF

- ±1,430 SF climate-controlled warehouse space
- Truck well, ground level doors, three phase power
- ±3-4 Minute access to I-10, ±7 minute access to Hwy 190
- NNN lease type

### CONTACT:

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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

- Now available for lease, 775 Allendale Dr offers a prime industrial space within the Westport Industrial Park in Port Allen.
- Constructed in 2015, the facility encompasses ±15,011 SF total comprised of ±1,200 SF office space. ±1,430 SF of the warehouse space is climate-controlled.
- The property features with one truck well, two ground-level doors, and a ±20' eave height for efficient logistics and distribution operations.
- Equipped with three phase power.
- The property is fully fenced and gated.
- Located in the West Port Industrial Park, nearby businesses include the Community Coffee Distribution Center, Mattress Firm, and Exxonmobil Pipeline.
- The property enjoys just ±3-4 minute access to I-10 via LA-1 and Hwy 415. The property also has just ±7 minute access to Hwy 190.
- NNN lease type.

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# EXTERIOR PHOTOS

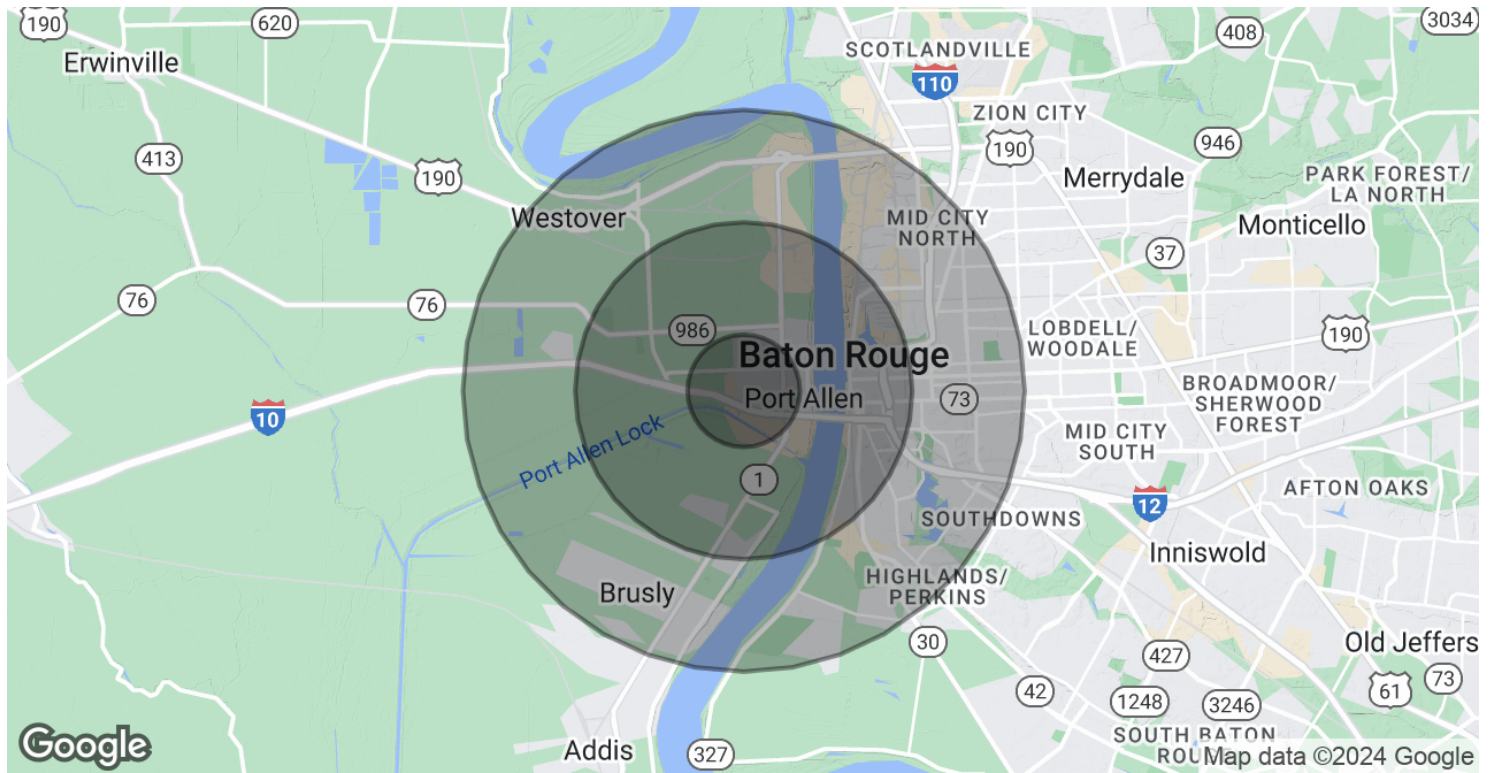
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,166	18,149	81,907
Average Age	42.5	37.1	34.9
Average Age (Male)	41.3	34.6	33.7
Average Age (Female)	42.9	38.8	35.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,607	9,758	41,186
# of Persons per HH	2.0	1.9	2.0
Average HH Income	\$50,125	\$49,725	\$62,489
Average House Value	\$184,680	\$141,443	\$169,032

2020 American Community Survey (ACS)

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# LOCATION MAP



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