

OFFICE FOR SALE

19,000+/- SF CONDITIONED FACILITY FOR SALE OR LEASE 6+/- ACRES

36501 Mission St, Prairieville, LA 70769



SALE PRICE:	\$2,100,000
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LEASE RATE:	\$8sf NNN
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BUILDING SIZE:	18,838 SF
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BUILDING CLASS:	B
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PROPERTY OVERVIEW

Up to 18,838sf conditioned space available for lease or purchase. Overhead doors could be installed to create conditioned industrial work areas if so desired. Property is currently being used as a banquet facility and has 3 office tenants who could vacate the space for single tenant occupant. Property can currently facilitate as small as a 1 office tenant or multiple small tenants or large tenants needing up to 19,000sf of conditioned space. Also available for lease or purchase is 3.79 acre vacant adjacent lot. Owners are willing to work with any reasonable configuration. Please note that the property is also available for lease at \$8sf annual for a single tenant with a NNN lease. Small tenants are offered a full service lease at an increased rate. Contact agent for sales price.

PROPERTY FEATURES

- Conditioned Facility
- 6 +/- Acres Available
- Zoned MU

KW COMMERCIAL
8686 Bluebonnet Boulevard,
Suite A
Baton Rouge, LA 70810

DAVID VERCHER
Director
0: 225.405.3257
yourccim@kw.com

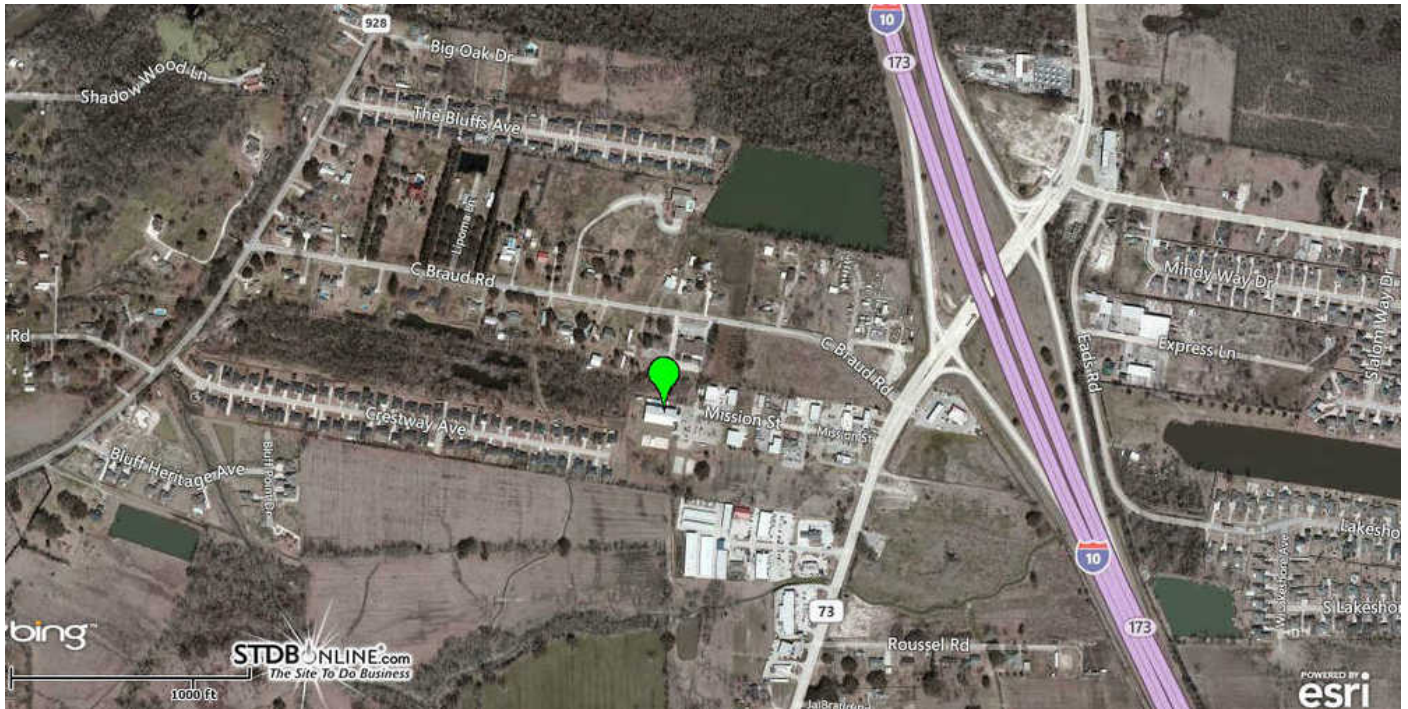
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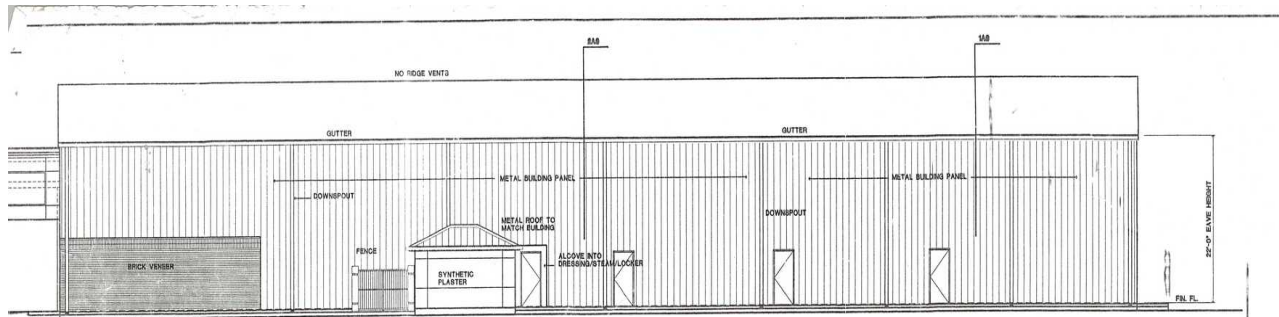
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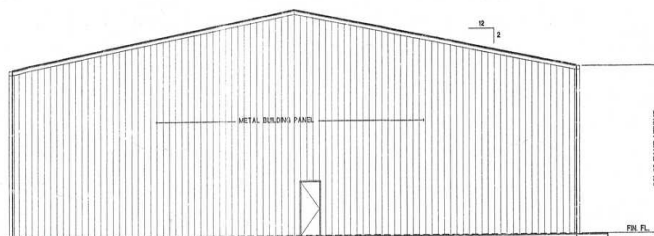
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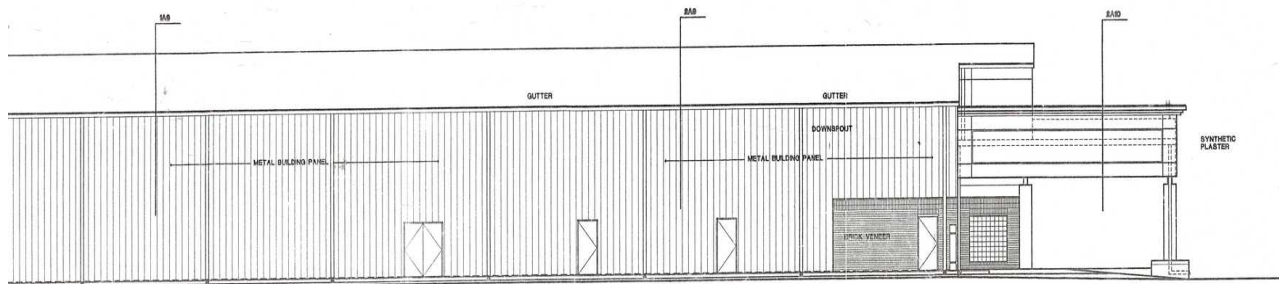
NORTH EXTERIOR ELEVATION
3/8" = 1'-0"



WEST EXTERIOR ELEVATION
3/8" = 1'-0"



EAST EXTERIOR ELEVATION
3/8" = 1'-0"



SOUTH EXTERIOR ELEVATION
3/8" = 1'-0"

METAL BUILDING SPECIFICATIONS:

BUILDING CODE	SEI-11
BUILDING WIDTH	90 FT.
NO. OF BAYS	AS SHOWN
LOCHER	AS SHOWN
EAVE HT.	AS SHOWN
ROOF SLOPE	2/12
WIND BRACING	CABLE
LIVE LOAD	20 PSF
ROOF	12-20 PSF
WIND LOAD	100 MPH
SEISMIC ZONE	GROUP 1
COLUMNS	AS SHOWN
ROOF INSULATION	3" THER. WOL. BACK
GIRTS	8" STD
PURLIN	8" STD
ONE METAL DOOR FRAME	6070
COST METAL DOOR FRAME	3070
ROOF DRAINAGE	28
WALL DRAINAGE	28
ROOF	GALVALUME 10 YR.
WALL	20 YR. FIN. TO BE SELECTED BY OWNER
GUTTERS, TRIM, RAKE, CORNERS, DOWNPOUTS, ACCESSORY	28 GA. COLOR TO BE SELECTED BY OWNER

REFERENCE: METAL BUILDING MANUFACTURER'S ANCHOR BOLT SETTING PLAN FOR COLUMNS AND DOOR JAMBS. METAL BUILDING MANUFACTURER SHALL PROVIDE ENGINEERING CALCULATIONS IN ACCORDANCE WITH APPLICABLE CODES AND SEALED BY LA. REG. ENGINEER.



SUPERIOR HEALTH / FITNESS CENTER
36501 MISSION STREET
PRAIRIEVILLE, LOUISIANA 70769

GREER - DAUZAT & ASSOCIATES
ARCHITECT & DESIGNERS
1804 S. BAYOU BLVD., SUITE 200
BATON ROUGE, LA 70801-1508
TEL: 504-735-0000
FAX: 504-735-0001

EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"
DATE: 04-12-10
DRAWN BY: [Signature]
CHECKED BY: [Signature]

PROJECT NO.: **9939**
SHEET NO.: **A-4**

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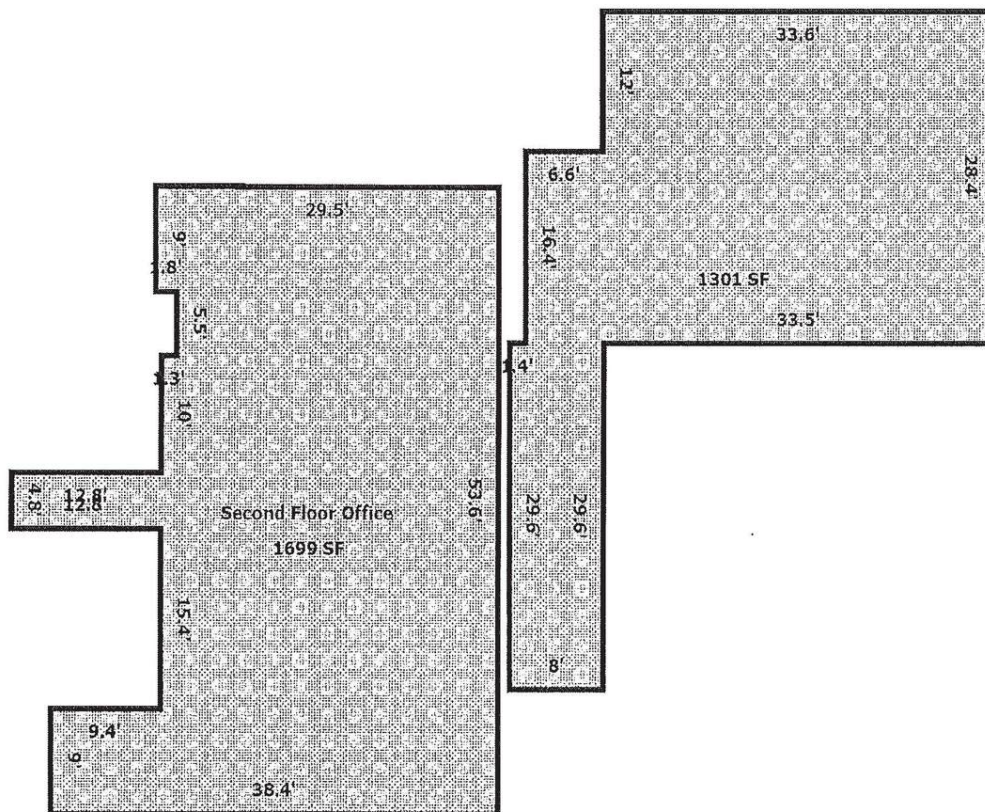
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FLOOR PLAN – 2ND FLOOR



Cook, Moore & Associates

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Louisiana Flood Map

36501 mission st



Visible Layers

Effective FIRM (08/16/2007)

Bing Hybrid

Point Coordinates

Point#	Lat., Long.
1	30.2678, -90.9914

Flood information in this table is from the: Effective FIRM (08/16/2007)

Point	Panel ID	Flood Zone	BFE	Ground Elevation	BWS("13)*
1	22005C0040E 8/16/2007	X PROTECTED BY LEVEE	out	17.4	100-109 mph

1. **Ground Elevation** is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).
2. **BWS** is provided by the LSU AgCenter's basic wind speed web service developed for the 2012 IRC building codes.

Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.

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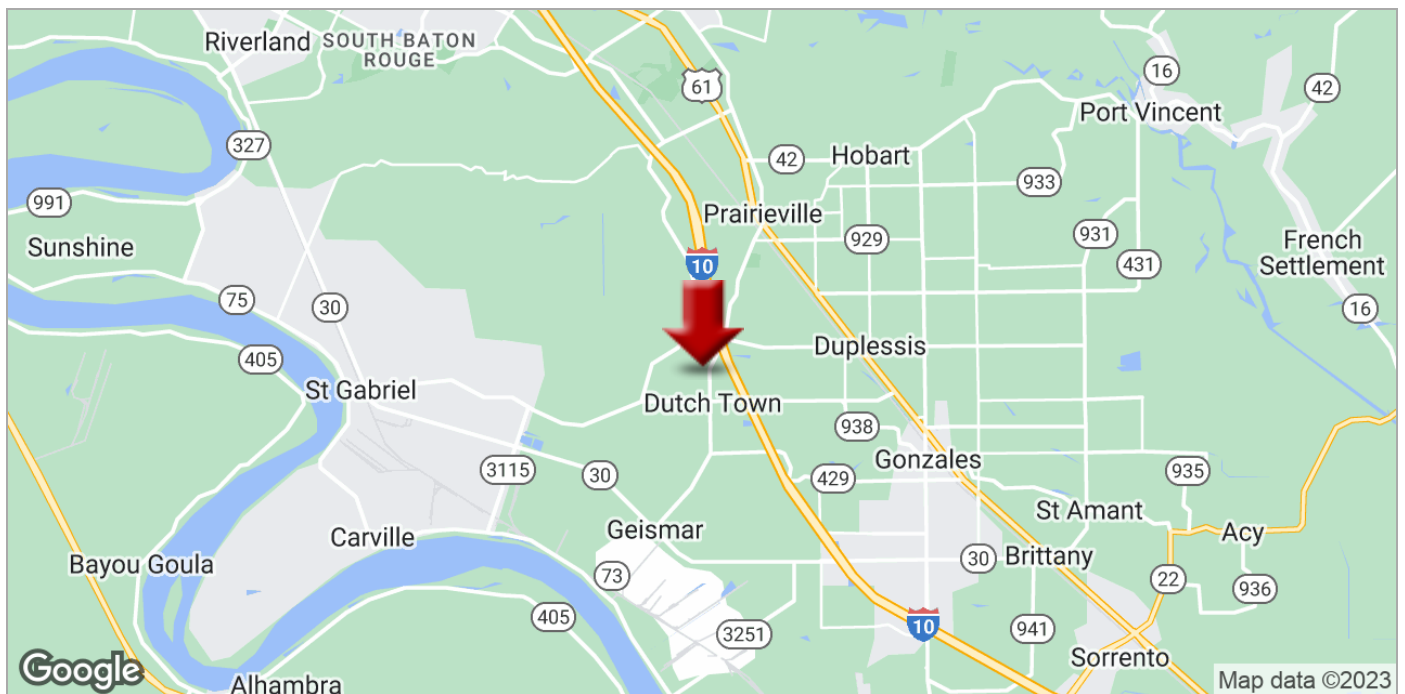
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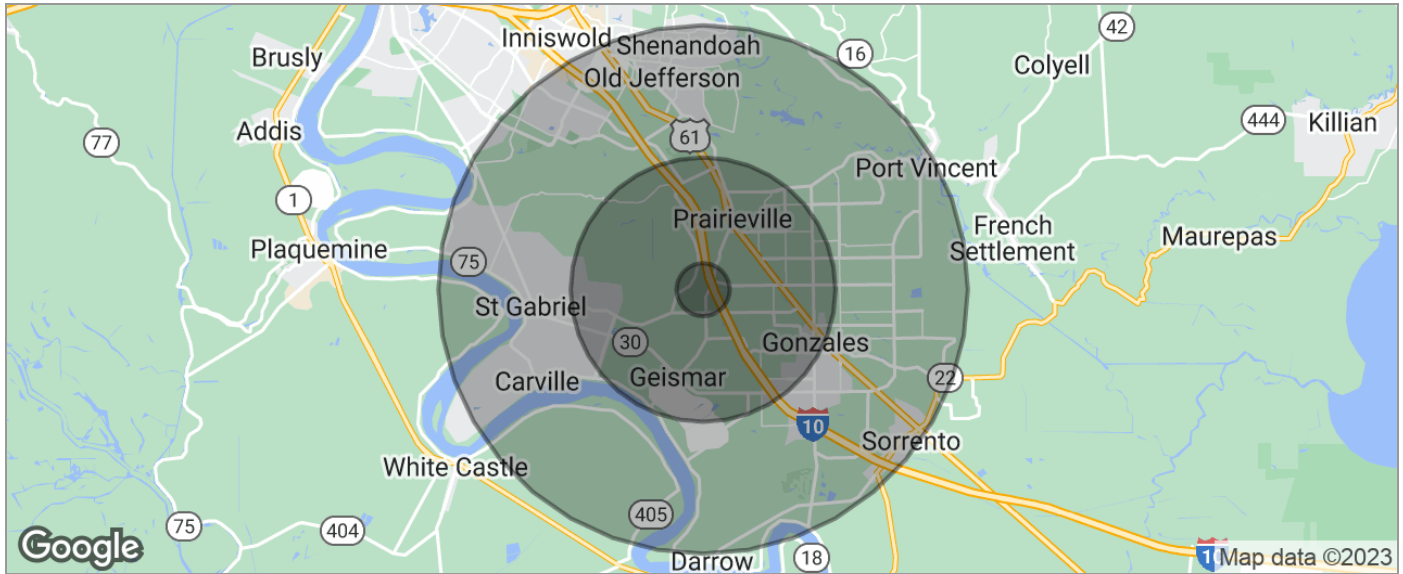
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,441	44,716	160,596
MEDIAN AGE	32.9	33.7	35.8
MEDIAN AGE (MALE)	31.6	32.5	34.4
MEDIAN AGE (FEMALE)	33.9	35.1	37.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	480	15,334	57,612
# OF PERSONS PER HH	3.0	2.9	2.8
AVERAGE HH INCOME	\$92,560	\$85,303	\$89,421
AVERAGE HOUSE VALUE		\$196,065	\$241,890
RACE	1 MILE	5 MILES	10 MILES
% WHITE	78.1%	76.2%	77.5%
% BLACK	18.1%	19.7%	18.1%
% ASIAN	0.3%	1.2%	1.9%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.2%	0.2%
% OTHER	2.1%	1.7%	1.2%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	7.0%	5.0%	4.4%

* Demographic data derived from 2020 ACS - US Census

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