

OFFICE FOR LEASE

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

36501 Mission St, Prairieville, LA 70769



AVAILABLE SF:

LEASE RATE: \$8.00 SF/Yr (NNN)

LOT SIZE: 6.0 Acres

BUILDING SIZE: 18,838 SF

BUILDING CLASS: B

PROPERTY OVERVIEW

High & Dry Commercial/Industrial facility for sale or lease. Up to 18,838sf conditioned space available for lease or purchase. Property currently consists of several large open work areas that can easily accommodate a vast range of purposes from hospitality to movie production to office or industrial. 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 disclosed \$8sf rate is 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

- 19,000 +/- sf

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

DAVID VERCHER
Director
0: 225.405.3257
yourccim@kw.com

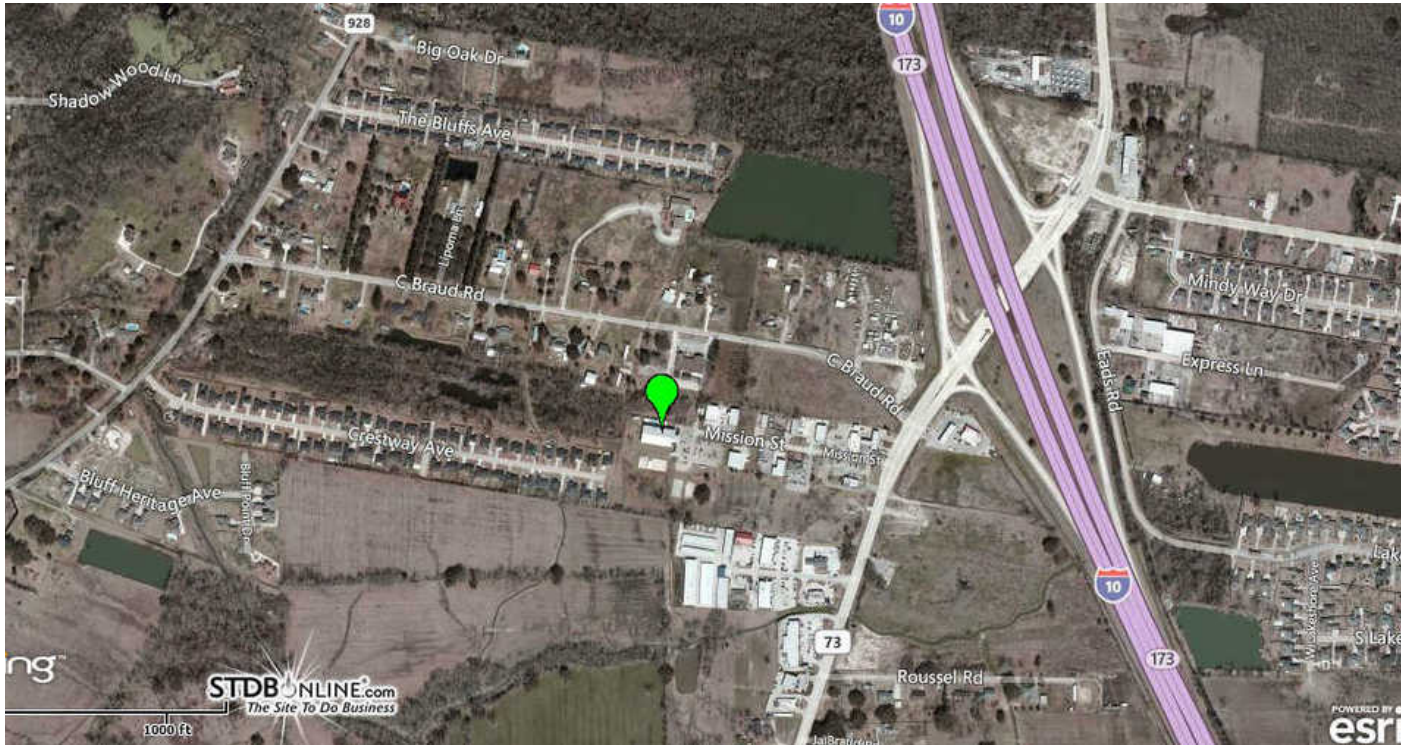
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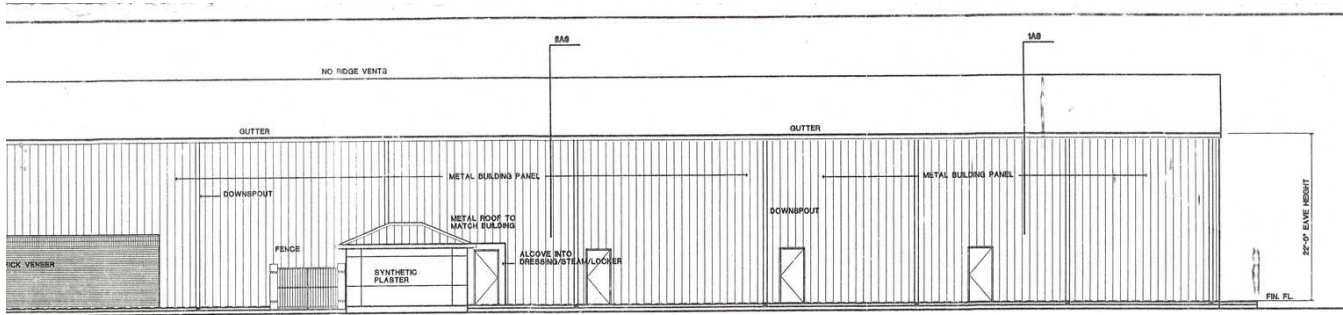
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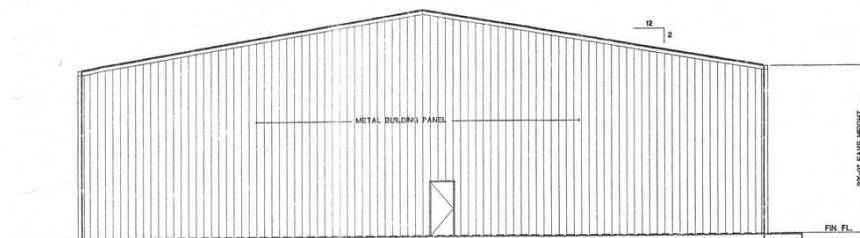
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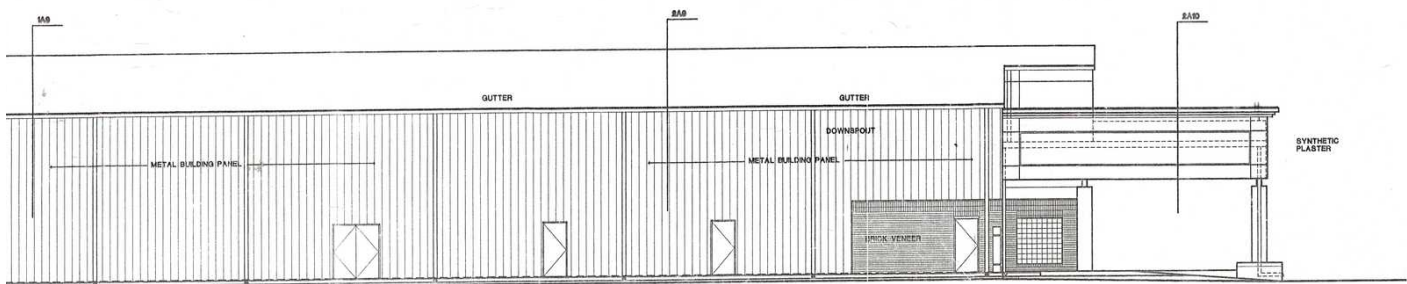
ELEVATION



ELEVATION



ELEVATION



ELEVATION

METAL BUILDING SPECIFICATIONS:

BUILDING CODE	-----SBC-91
BUILDING WIDTH	-----30 FT.
NO. OF BAYS	-----AS SHOWN
LENGTH	-----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" THK. VINYL BACK
GIRTS	-----6" STD
PURLIN	-----6" STD
ONE METAL DOOR FRAME	-----E070
EIGHT METAL DOORS FRAME	-----S070
ROOF GAUGE	-----26
WALL GAUGE	-----26
ROOF	-----GALVANNE 10 YR.
WALL	-----20 YR. FM TO BE SELECTED BY OWNER
GUTTERS, TRIM, RAKE, CORNERS, DOWNSPOUTS, ACCESSORY	-----26 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 L.A. REG. ENGINEER

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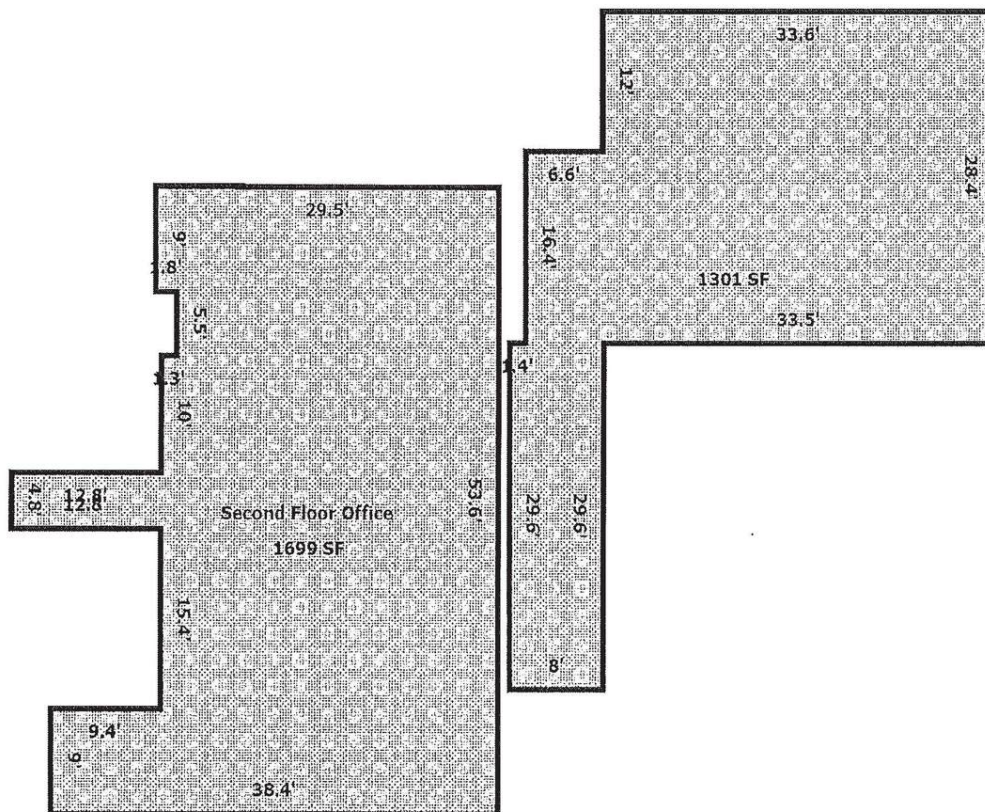
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FLOOR PLAN – 2ND FLOOR



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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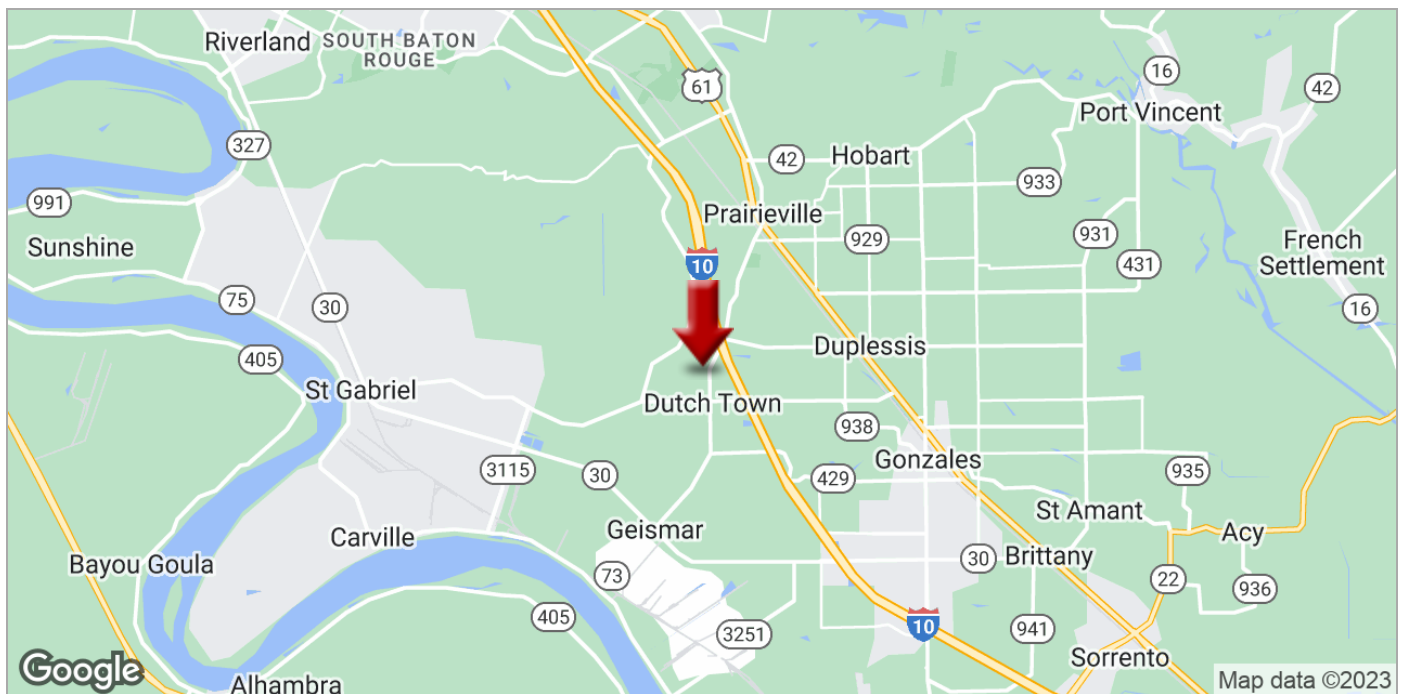
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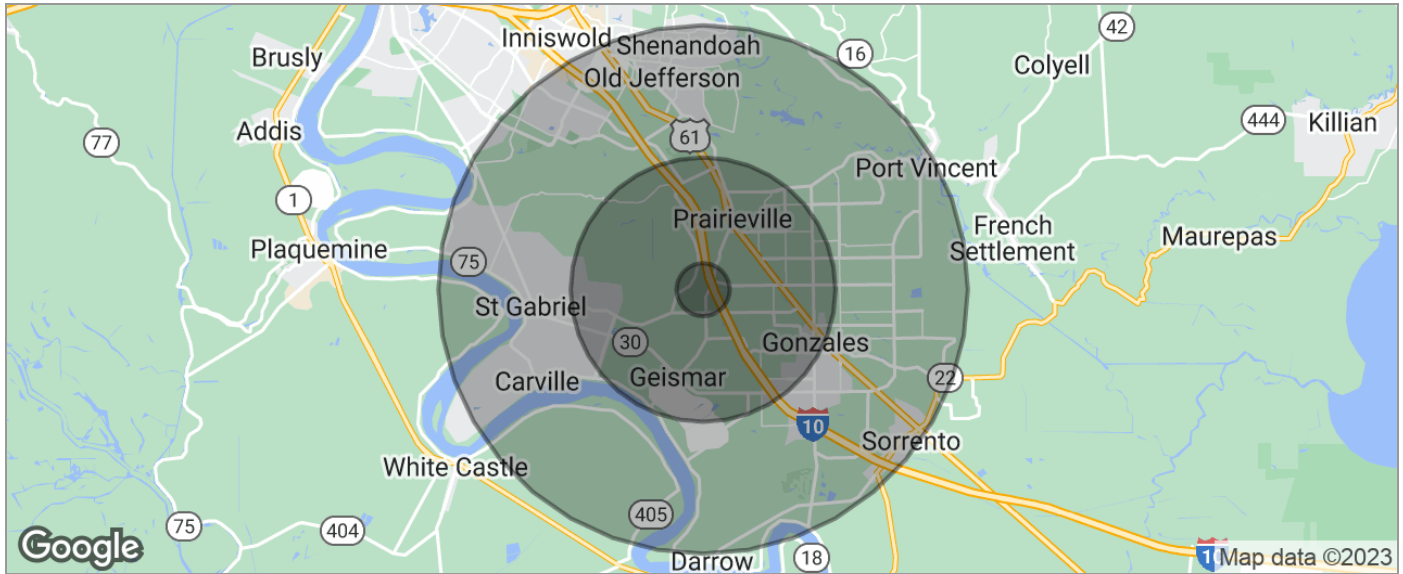
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,441	44,716	160,596
MEDIAN AGE	32.9	33.7	35.8
MEDIAN AGE (MALE)	31.6	32.5	34.4
MEDIAN AGE (FEMALE)	33.9	35.1	37.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	480	15,334	57,612
# 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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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Industrial Facility	Flex Space	\$8.00 SF/YR	NNN	18,838 SF	Leased

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