9109 Comar Dr, Walker, LA 70785





AVAILABLE SF: LEASE RATE: \$4,900 per month (MG) \$7/sf/annual LOT SIZE: 0.91 Acres YEAR BUILT: 2014 ZONNING Industrial Park TRAFFIC COUNT: 9,337 CPD

PROPERTY OVERVIEW

Industrial warehouse with 2 grade level 12x14 overhead doors, Full kitchen. 100x125 rear yard area. Building measures 60x140. Also available for sale for \$375000.

PROPERTY HIGHLIGHTS

- · 2 Offices
- · Level Lot
- 3 Phase Power
- 8 Surface Parking Spaces
- · City Water and Sewer

KW COMMERCIAL

8686 Bluebonnet Boulevard, Suite A Baton Rouge, LA 70810

DAVID VERCHER

INDUSTRIAL FOR LEASE

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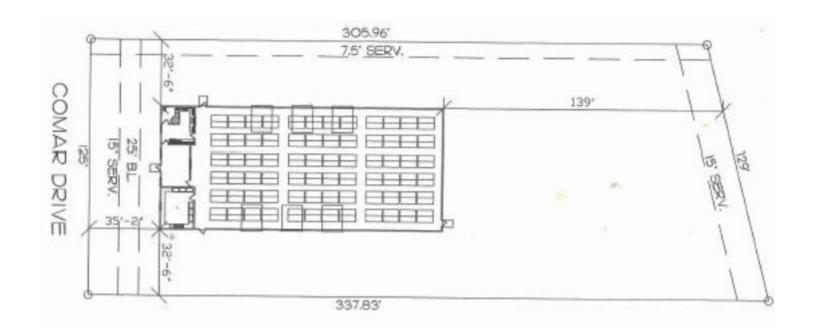
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Louisiana Flood Map 9109 Comar Dr Walker LA



Visible Layers

Effective FIRM

Bing Hybird

Point Coordinates

Point #	Lat., Long.		
1	30.4952, -90.8388		

Flood information in this table is from the:

Effective FIRM

Point	Panel ID	Flood Zone	BFE	Ground Elevation	Wind Speed*
1	22063C0230E 4/3/2012	AE	manual	43.6	124 mph

- 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. LRC (Louisiana Residential Code) Wind Speed as of February 1, 2018 is provided by Applied Technology Council's Wind Speed Service. This "Ultimate Design Wind Speed" must be used with the 2015 and later versions of the International Residential Code. See wind speed maps (http://maps.lsuagcenter.com/windspeed/) for earlier standards and applicable code versions.

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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