

# TWO INDUSTRIAL WAREHOUSES FOR SALE

18230 Swamp Rd, Prairieville, LA 70769



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,250,000
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	2.9 Acres
<b>BUILDING SIZE:</b>	21,379 SF
<b>ZONING:</b>	MU
<b>PRICE / SF:</b>	\$58.47

## PROPERTY OVERVIEW

Industrial property currently operated as Portable Machine Works. Property consists of two lots with a building on each lot. Main building is 30+ years old and is divided into 4 warehouse sections having multiple overhead doors as well as 5 offices and restrooms. Second building is 15+ years old and has warehouse with two overhead doors as well as 2 offices and restrooms. Both buildings have 3 phase power. Can be purchased with or without FF&E.

## PROPERTY HIGHLIGHTS

- Flood Zone X
- FF&E Available
- 16' eve height
- 50' Clear Span
- 480 volt 3 phase power
- Large Laydown Yard
- Appraised at \$1,500,000 in 2017
- Close to Industry

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8686 Bluebonnet Boulevard,  
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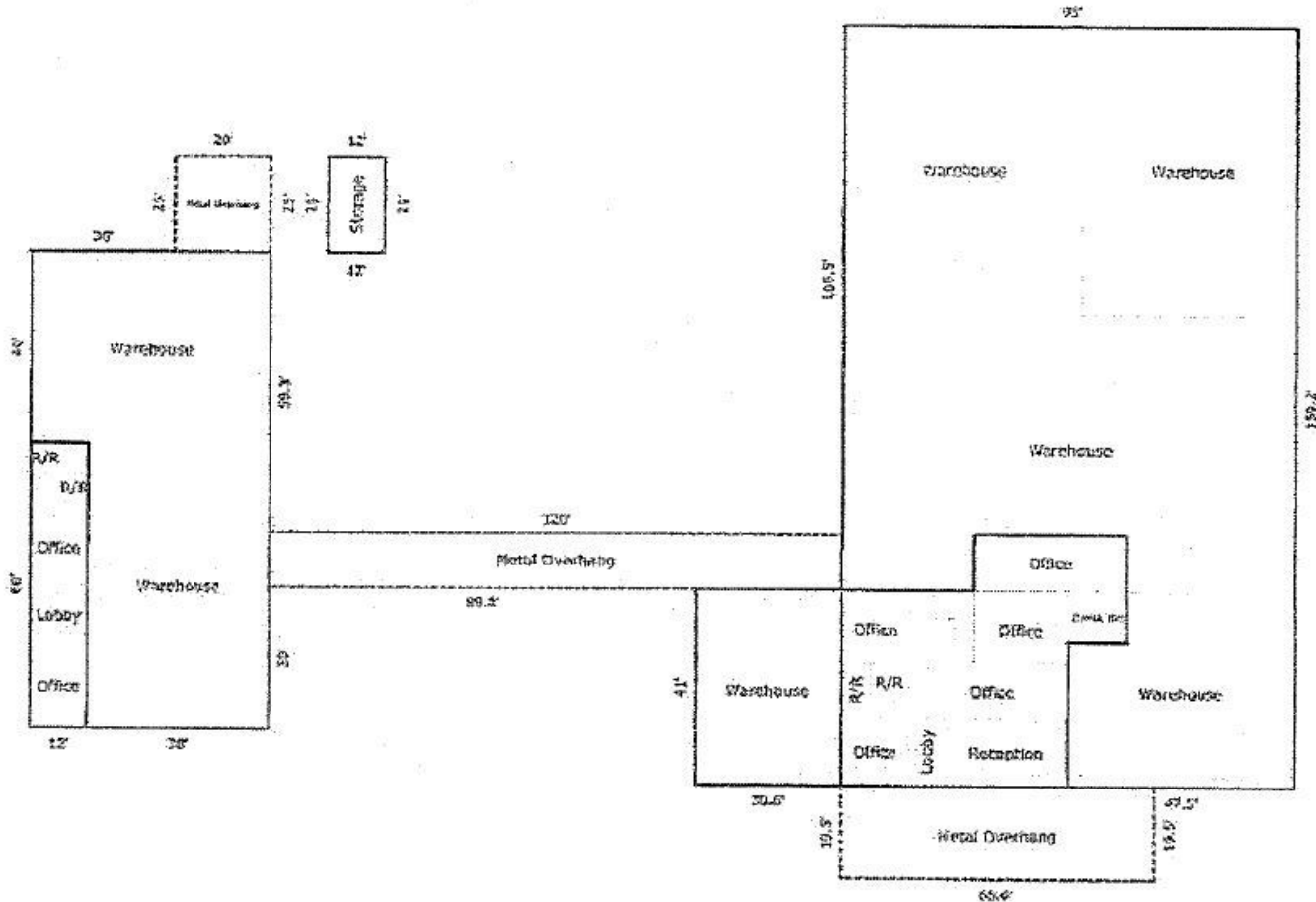
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Scale: 1" = 40'

## AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GBA1	Office Area	2452.04	
	Warehouse Area	1254.60	
	Warehouse Area	12661.96	
	Warehouse Area	4260.00	
	Office Area	720.00	21378.60
P/P	Porch	1279.20	
	Porch	1408.00	
	Porch	400.00	3083.20
OTE	Storage	240.00	240.00

## BUILDING AREA BREAKDOWN

Breakdown	Subtotals
Office Area	
47.5 x 30.3	1439.25
12.0 x 32.0	384.00
10.7 x 59.7	638.79
Warehouse Area	
41.0 x 30.6	1254.60
30.3 x 47.5	1439.25
22.7 x 35.3	801.31
95.0 x 106.2	10089.00
12.0 x 27.7	332.40
39.0 x 60.0	2280.00
50.0 x 40.0	2000.00
Office Area	
12.0 x 60.0	720.00

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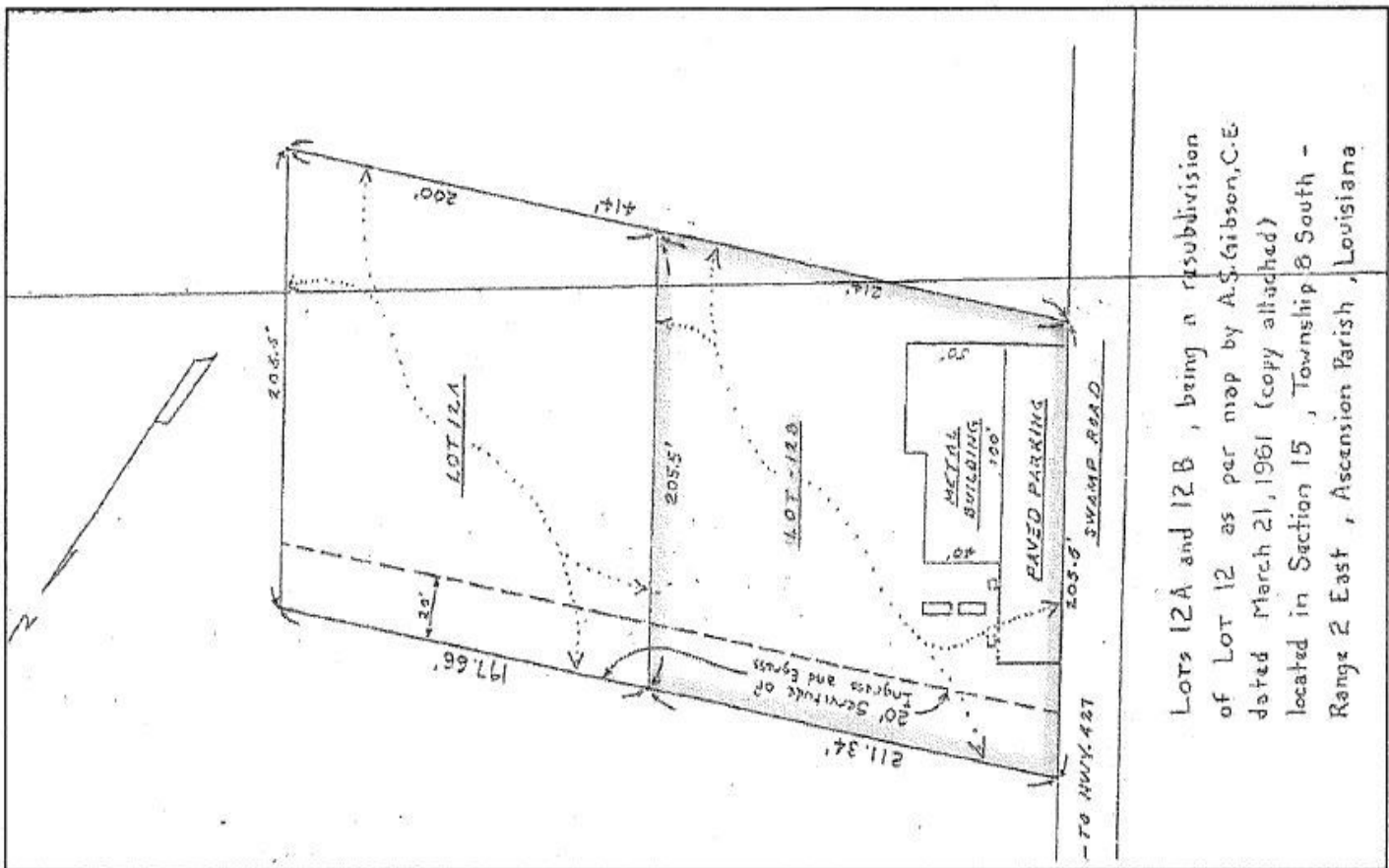
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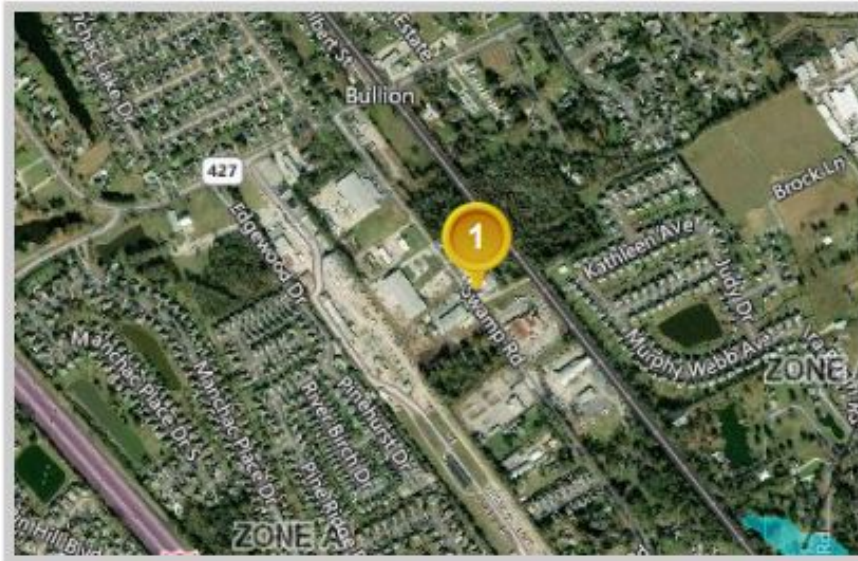
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## Louisiana Flood Map 18230 Swamp Rd.



### Visible Layers

Effective FIRM

Bing Hybrid

### Point Coordinates

Point #	Lat., Long.
1	30.324, -90.9953

Flood information in this table is from the: Effective FIRM

Point	Panel ID	Flood Zone	BFE	Ground Elevation	Wind Speed*
1	22005C0030E 8/16/2007	X PROTECTED BY LEVEE	out	31.1	127 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. **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.isuagcenter.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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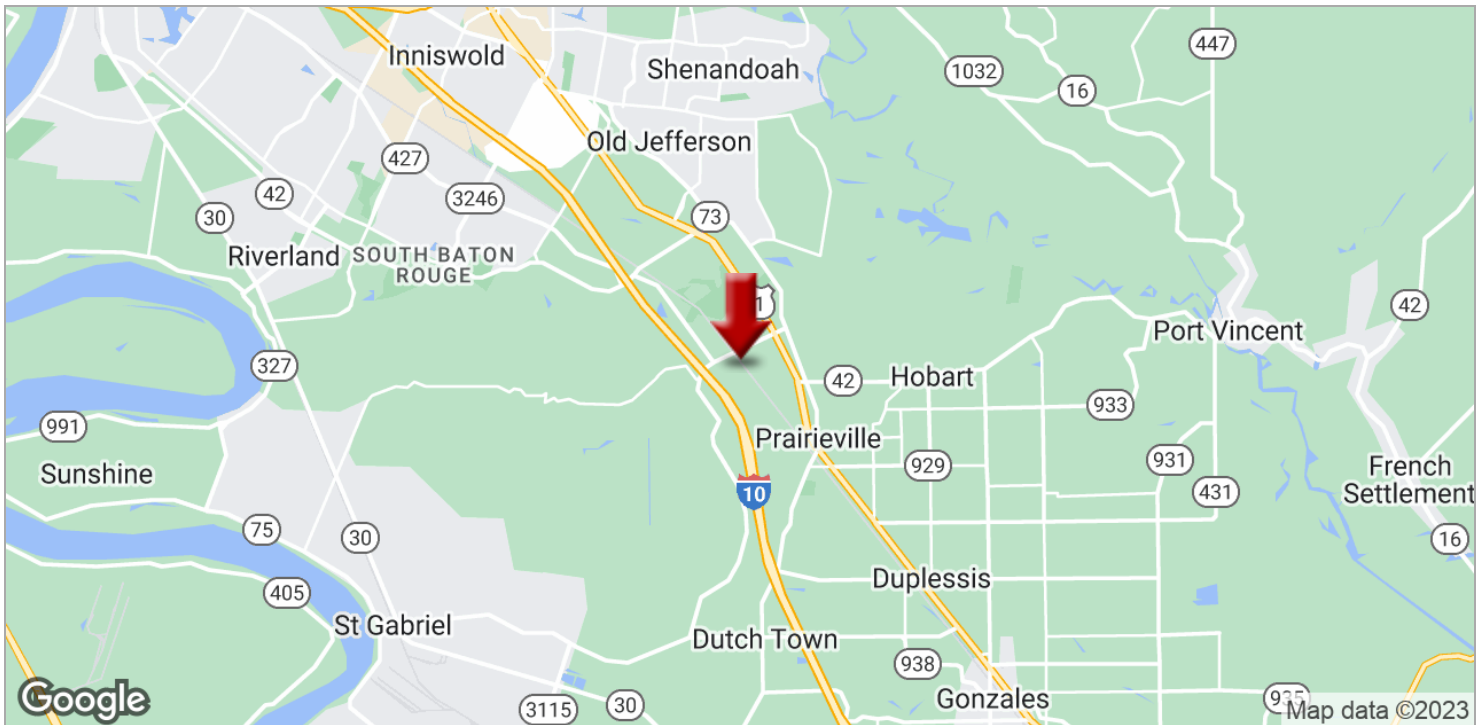
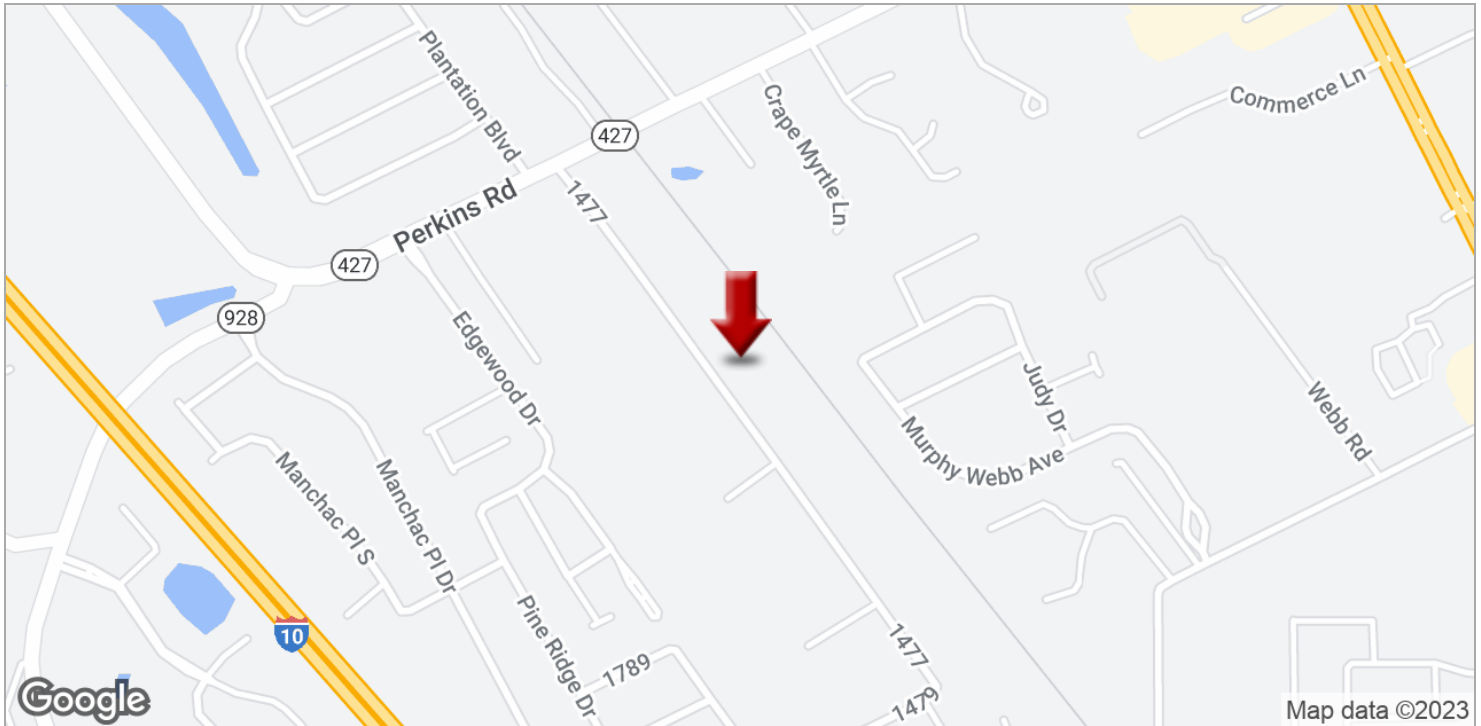
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