

801

riverbarge street

MONROE, LA | USA



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Riverbarge St.



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Situated within Monroe's primary industrial hub, the 365,000 square foot facility is surrounded by major industrial users and distribution operations. Its location offers strong workforce accessibility and positions the site as a key node for regional warehousing and industrial activity.

THE OFFERING

High-Capacity Distribution Facility – This ±365,000 SF industrial warehouse provides an efficient large scale layout designed for high volume logistics and modern distribution operations. Built on 21.65 acres with a 6-inch slab, metal/steel construction, TPO roofing, and T5 LED motion-sensor lighting, it offers durable infrastructure and strong operational reliability. With an NN+ lease structure, current rent at \$4.50/SF, and 2.5% annual increases, the facility delivers stable income at a cost basis well below typical replacement levels.

Strategic Connectivity for Regional Freight Movement – With direct access to Highway 165 and situated less than four miles from Interstate 20, the site enables rapid transportation throughout North Louisiana and major Southeast distribution routes. The expansive footprint accommodates flexible racking, cross-docking, and high-throughput inventory movement while supporting efficient truck flow through a large, paved court and secure parking areas.



List Price
\$19,750,000



Cap Rate
8.32%



NOI
\$1,642,500

Executive Summary

The warehouse incorporates Wet Class III sprinklers, 50-foot column spacing, and a dedicated 1,935 SF office area to support daily administrative and operational needs. Modern lighting, durable materials, and an optimized floor plan help maximize storage volume, reduce downtime, and enhance user productivity across a diverse range of industrial applications. With immediate proximity to I-20, nearby rail options, and access to regional port infrastructure, the site is well suited for high volume logistics operations.



PROPERTY OVERVIEW

PRICE / SF	\$54
LOT SIZE	21.65 Acres
YEAR BUILT	1970
BUILDING CLASS	B
DOCKS	20
DRIVE INS	1 (Ramp)
SPRINKLERED	Yes - Wet Class III
CLEAR HEIGHT	27'-35'
COLUMN SPACING	50'w
CONSTRUCTION	Metal/Steel
LIGHTING	T5 (LED w/ Motion Sense)
SLAB	6"
PARKING SPACES	50 Spaces
TRAILER PARKING	Yes
ROOF	Metal / TPO

Positioned in south Monroe with direct access to Highway 165 and located less than four miles from Interstate 20, the property provides strong regional connectivity for distribution and freight movement.



Gross Leasable Area (GLA)
365,000 SF



Mezzanine Areas
(Not Included in GLA)
36,842 SF



Office Size
8,435 SF

LEASE SUMMARY

This lease agreement for 801 Riverbarge Street outlines a five-year term commencing February 1, 2026, with Monroe Warehouse Solutions, LLC as the tenant. It is structured as an NN+ lease, where the landlord retains responsibility for the roof and structural components of the property. The initial annual rent is set at \$4.50 per square foot, subject to annual increases of 2.5%. The tenant also has the option to extend the lease for an additional three-year period.



LEASE SUMMARY	
LEASE TERM	5 YEARS
LEASE COMMENCEMENT	2/1/2026
LEASE TYPE	NN+
ROOF & STRUCTURE	LANDLORD
RENT / SF / YEAR	\$4.50
INCREASES	2.5% ANNUALLY
OPTIONS	ONE 3-YEAR
LEASE ENTITY	MONROE WAREHOUSE SOLUTIONS, LLC
LEASE BACKING	GRAPHIC PACKAGING INTERNATIONAL, LLC



- Tenant and Lease Structure
- Significant Industrial Footprint
- Strategic Location and Connectivity
- Expansion Potential
- Multimodal Transportation Hub
- Business-Friendly Environment

Business-Friendly Environment: Monroe, LA, is noted as a cost-effective and pro-business market that appeals to industrial users.

INVESTMENT HIGHLIGHTS

Strong Investment Profile with Long-Term Stability –

Offered at a sale price of \$19,750,000 with a 8.32% cap rate and a projected Year 1 NOI of \$1,642,500, the property presents a compelling opportunity for investors seeking stable industrial income. With its NN+ lease, modern building specs, extensive acreage, and strategic positioning within Monroe’s industrial corridor, the asset offers long-term durability and attractive performance potential.

Built for Tenant Efficiency –

Featuring 20 dock high doors, one ramp door, a large concrete truck court, fenced trailer parking, and immediate access to nearby fuel and service amenities, the property is designed for operational convenience. These features make it highly attractive to logistics, warehousing, and transportation tenants.

Prime Location Within Monroe’s Industrial Corridor –

Located in the heart of Monroe’s primary industrial hub, the property features 27’–35’ clear heights, more than 20 dock high doors, and a ramp door that support fast, efficient loading operations. Its 21.65-acre layout provides abundant truck court space, trailer parking, and maneuverability, making it an ideal setting for tenants requiring significant distribution capacity and access to a consistent industrial workforce.

GRAPHIC PACKAGING INTERNATIONAL



Net Sales
(2024)
\$8.8B



Employees
Worldwide
~24,000



Global
Facilities
130+



NYSE
Ticker
GPK

Graphic Packaging International is one of the largest producers of folding cartons in the world, holding a leading market position in coated recycled boxboard, coated unbleached kraft, and specialty bag packaging. The company's product portfolio emphasizes renewable, recycled, and recyclable materials.

Graphic Packaging Holding Company (NYSE: GPK) is a publicly traded company with a strong financial foundation. The company reported full-year 2024 net sales of \$8.8 billion and Adjusted EBITDA of \$1.682 billion, reflecting an Adjusted EBITDA margin of 19.1%.

End Markets	Product Types	Innovation Brands
<ul style="list-style-type: none"> Food & Beverage Foodservice Household Products Personal Care 	<ul style="list-style-type: none"> Folding Cartons Paperboard Beverage Baskets Paper Cups Microwave Trays Specialty Bags 	<ul style="list-style-type: none"> Boardio™ CleanClose™ EnviroClip™ \$205M Innovation Sales Growth in 2024



Graphic Packaging International, Inc. is a subsidiary of Graphic Packaging Holding Company (NYSE: GPK), headquartered in Atlanta, Georgia. The company is a global leader in sustainable consumer packaging — designing and producing packaging made primarily from renewable or recycled materials.

From the coffee cup that starts your morning to the microwave tray that heats your dinner, Graphic Packaging touches millions of lives every day. The company is one of the largest manufacturers of paperboard and paper-based packaging in the world, serving some of the most recognized brands in food, beverage, foodservice, household, personal care, and pet care products.

MONROE & WEST MONROE, LOUISIANA OPERATIONS

The West Monroe Paper Mill

Located just seven miles from the Monroe manufacturing campus, the West Monroe mill is a cornerstone of Graphic Packaging’s integrated supply chain. The mill produces unbleached paperboard used in strong, sustainable packaging for food and beverages. The company has made substantial ongoing investments in the West Monroe mill, including a \$41.5 million capital investment to expand fiber storage capacity and upgrade the dryer section, coater, and stock cleaning areas. An earlier \$8.6 million expansion in 2012 created 47 new direct jobs and retained 456 existing positions while enabling a quadrupling of container production and reducing CO2 emissions by 32 percent. The mill also hosts a 42 MW Combined Heat and Power (CHP) plant, supporting energy efficiency and reducing the facility’s environmental footprint. Together, the Monroe and West Monroe operations form one of the most integrated end-to-end paperboard-to-packaging supply chains in the world.

The Monroe Manufacturing Campus

The Monroe, Louisiana campus represents one of Graphic Packaging International’s most significant capital commitments in North America. In 2020, after a \$180 million investment, the company opened a state-of-the-art facility on Millhaven Road in Ouachita Parish. 801 Riverbarge provides Roll Stock to this facility, along with receiving finished product for distribution from the facility.



Facility Highlights	Advanced Technology
<ul style="list-style-type: none"> 1.27 million sq ft campus total 479,780 sq ft SQF-certified manufacturing facility 792,700 sq ft distribution facility Converts 1.4+ billion beverage cartons annually Approximately 300 direct jobs created 	<ul style="list-style-type: none"> Automated Guided Vehicles (AGVs) for material handling Three state-of-the-art printing presses ESFR fire suppression systems Two-line rail-served distribution center



- Project is expected to result in 500 or more direct new jobs, more than 1,000 indirect jobs and 5,000 construction workers at peak.
- Expansive technology campus will occupy 4 million square feet on the 2,250-acre former Franklin Farm mega site.
- This project is expected to be the largest private capital investment announcement in the state's history.

Governor Jeff Landry said. "Meta's investment establishes the region as an anchor in Louisiana's rapidly expanding tech sector, revitalizes one of our state's beautiful rural areas, and creates opportunities for Louisiana workers to fill high-paying jobs of the future."

DATA CENTER COMING SOON

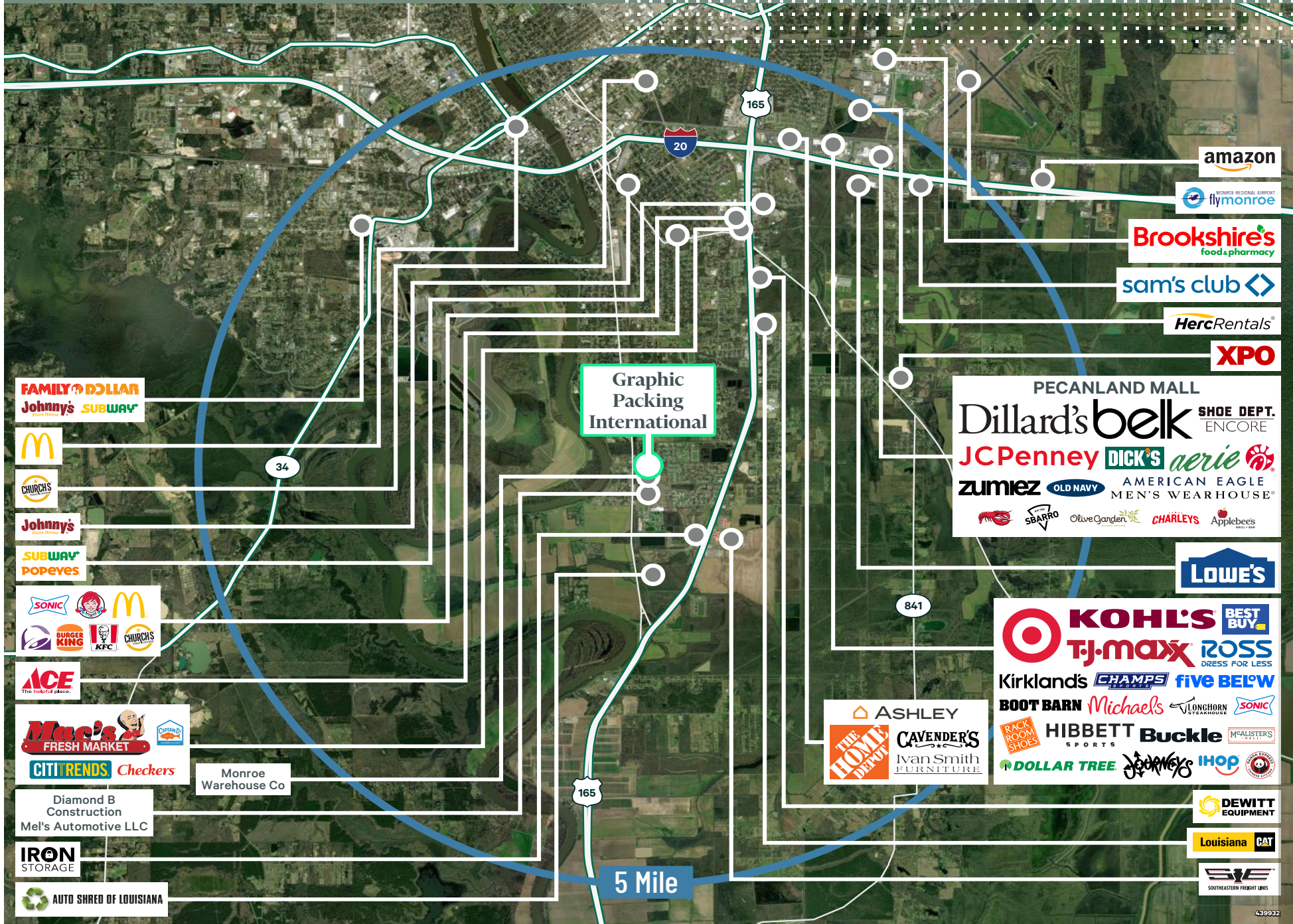
Meta, the parent company of Facebook and Instagram, will establish a massive \$10 billion artificial intelligence (AI) optimized data center in Richland Parish, North Louisiana. This project represents the largest private capital investment in Louisiana's history.

The data center will span 4 million square feet on a 2,250-acre site and is projected to create over 500 direct new jobs, more than 1,000 indirect jobs, and employ 5,000 construction workers at its peak. Construction is expected to continue through 2030, with site work commencing in December.

Meta has committed to matching its electricity usage with 100% clean and renewable energy through a partnership with Entergy and its "Geaux Zero" program. Additionally, Meta will invest in water restoration projects in Louisiana to restore more water than the data center consumes and has pledged over \$200 million for local infrastructure improvements, including roads and water systems. The project is expected to significantly boost the region's economy and establish Louisiana as an emerging hub for AI innovation, with Meta leveraging new state incentive programs for data centers.



5 MILE AERIAL



AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	5 MILE	10 MILES
POPULATION		
2025 Population	42,758	126,344
GENERATIONS		
Generation Alpha	12.6%	11.5%
Generation Z	26.5%	25.7%
Millennials	23.9%	23.7%
Generation X	17.4%	17.7%
Baby Boomers	16.6%	17.4%
Greatest Generations	3.1%	4.0%
HOUSEHOLD INCOME		
Average Household Income	\$44,373	\$73,886
Median Household Income	\$34,073	\$49,648
HOUSING VALUE		
Median Home Price	\$87,113	\$205,409
Average Home Price	\$139,219	\$231,311
HOUSING UNITS		
Owner-Occupied Housing	35.4%	47.6%
Renter-Occupied Housing	48.2%	40.3%





MONROE, LOUISIANA

Monroe–West Monroe is located in North Louisiana along the Ouachita River and Bayou Desiard, forming a connected regional hub known for its mix of natural beauty, commercial activity, and visitor attractions. The area offers extensive shopping, dining, and outdoor recreation, including nature trails, museums, and one of North Louisiana’s largest retail centers. Its strategic position along I 20 between Jackson and Shreveport strengthens its role as a convenient destination for travel, events, and economic activity.

Main Industries: Tourism remains the largest economic driver, generating \$30.11 million in 2024 and supported by 191 annual events that bring steady visitor spending to restaurants, shops, and local businesses. Major event and sports venues—including Sterlington Sports Complex, West Monroe Sports & Events, the Ike Hamilton Expo Center, and the Ouachita Sportsplex—produce millions in additional economic impact by hosting high profile competitions and exhibitions. Retail, hospitality, and a strong locally owned restaurant sector further support the area’s commercial base, contributing to year round economic activity.



Government & Services: Although governed at the city level rather than as a county, Monroe and West Monroe invest significantly in infrastructure that supports industry and tourism. Projects such as the Highland Park Wetland Trails, the Campbell’s Landing riverfront marina, and improvements at the Louisiana Purchase Gardens and Zoo enhance recreation and strengthen the region’s appeal to visitors and residents.



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