

**ALL FIELDS DETAIL**



**(33) MLS #** 213922  
**(44) Status** ACTIVE  
**(36) Type** Warehouse/Industrial  
**(39) Address** 2390 HWY 165 S  
**(41) City** Columbia  
**(42) State** LA  
**(43) Zip** 71418  
**(37) Area** 601 Caldwell Parish  
**(34) Class** COMMERCIAL/INDUSTRIAL  
**(38) List Price** \$5,000  
**(45) Sale/Rent** For Rent



**GENERAL**

<b>(47) Subdivision</b>	OTHER	<b>(48) List Agent</b>	Jennifer L Causey - Cell: 318-261-0892
<b>(49) Listing Office 1</b>	John Rea Realty - Main: 318-388-0941	<b>(55) Listing Type</b>	Exclusive Right
<b>(56) Listing Date</b>	3/24/2025	<b>(57) Expiration Date</b>	9/24/2025
<b>(58) Number of Acres (Est.)</b>	3.40	<b>(59) Price Per Acre</b>	\$1,470.59
<b>(60) Number of Units</b>	2	<b>(61) Occupied</b>	Vacant
<b>(62) Lockbox (Y/N)</b>	No	<b>(63) Parish</b>	CALDWELL
<b>(64) Zoning</b>	Parish	<b>(65) Parcel #</b>	10042205
<b>(67) Legal</b>	Up to 4.0 Acre portion of SECS 39, 40, 41 & 47 T14N R3E	<b>(69) Approx. Total SQFT</b>	19,600
<b>(70) Approx. Warehouse SQFT</b>	6,000	<b>(71) Approx. Industrial SQFT</b>	13,600
<b>(79) Overhead Doors (Y/N)</b>	Yes	<b>(98) Broker IDX</b>	Y
<b>(99) Update Date</b>	4/11/2025	<b>(100) Status Date</b>	3/31/2025
<b>(101) HotSheet Date</b>	3/31/2025	<b>(102) Price Date</b>	3/24/2025
<b>(103) Input Date</b>	3/24/2025 1:12 AM	<b>(105) VOW Include</b>	Yes
<b>(109) Agent Hit Count</b>	55	<b>(110) Client Hit Count</b>	1
<b>(111) Cumulative DOM</b>	36	<b>(113) Original Price</b>	\$5,000
<b>(2) Sold Price Per Acre</b>	\$0.00	<b>(114) Associated Document Count</b>	0
<b>(7) Geocode Quality</b>	Manually Placed Pin	<b>(14) Picture Count</b>	5
<b>(15) Days On Market</b>	36	<b>(16) Price Per SQFT</b>	\$0.26
<b>(20) Input Date</b>	3/24/2025 1:12 AM	<b>(21) Update Date</b>	4/11/2025 8:27 PM
<b>(106) VOW Address</b>	Yes	<b>(107) VOW Comment</b>	Yes
<b>(108) VOW AVM</b>	Yes		

**FEATURES**

<b>CONSTRUCTION</b> Metal	<b>GAS</b> None	<b>WATER/SEWER</b> Public Water	<b>EXTERIOR FEATURES</b> Lighting/Security
<b>ROOF</b> Metal	<b>GAS PAID BY</b> Other	<b>INTERIOR FEATURES</b> Extra Storage	See Remarks
<b>PARKING SURFACE</b> Gravel/Stone	<b>CAM PAID BY</b> Other	<b>UTILITIES</b> Electric	<b>CLOSING/POSSESSION</b> Renters Rights
<b>ELECTRIC</b> Available	<b>ROOMS</b> Other	<b>TERMS</b> Cash	<b>MINERAL RIGHTS</b> Seller to Retain
<b>ELECTRIC PAID BY</b> Tenant	<b>HEATING</b> Other	<b>SPRINKLER SYSTEM</b> None	<b>DOCUMENTS ON FILE</b> Photographs
<b>REPAIRS PAID BY</b> Tenant	<b>COOLING</b> None	<b>FLOOR SYSTEM</b> Concrete Slab	Tax Map
<b>WATER PAID BY</b> Tenant	<b>PROPERTY DESCRIPTION</b> Located in Parish	<b>PARKING LOT AMENITIES</b> Parking/25+ Spaces	Property Disclosure
<b>TAXES PAID BY</b> Landlord	<b>STYLE/BUILDING</b> Free Standing Steel Frame		<b>SHOWING INSTRUCTIONS</b> Call Listing Agent
			Sign

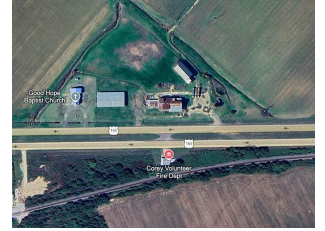
**BROKER TO BROKER REMARKS**

**(117) Broker to Broker Remarks** Information presented considered reliable but not guaranteed. Lessee to verify. Tenant Improvements and Lease Terms Negotiable.

## PUBLIC REMARKS

**(118) Public Remarks** Just in time to answer the call for much-needed warehouse & laydown properties in Northeast Louisiana. Whether for Meta's Data Center project in Holly Ridge or other more local developments, this 3.4 Acre site along Hwy 165 S is the perfect mix of warehouse , drive-thru storage and laydown area ready to compliment a variety of demands. 2390 Hwy 165 S features: 6,000 SF Warehouse with 18' Eave Height and (2) 14'x14' Overhead Doors; 13,600 SF Drive-Thru Machinery Shed and 2+ AC of Laydown Area. Tenant Improvements and Lease Terms are Negotiable. For more information, call listing agent.

## ADDITIONAL PICTURES



## DISCLAIMER

This information is deemed reliable, but not guaranteed.