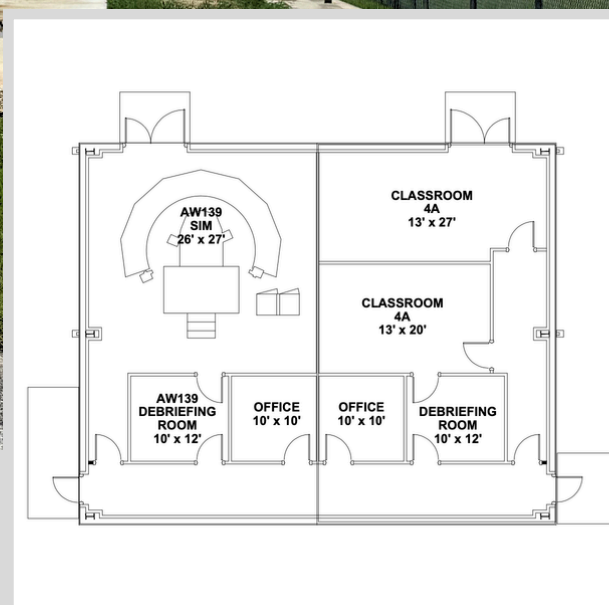
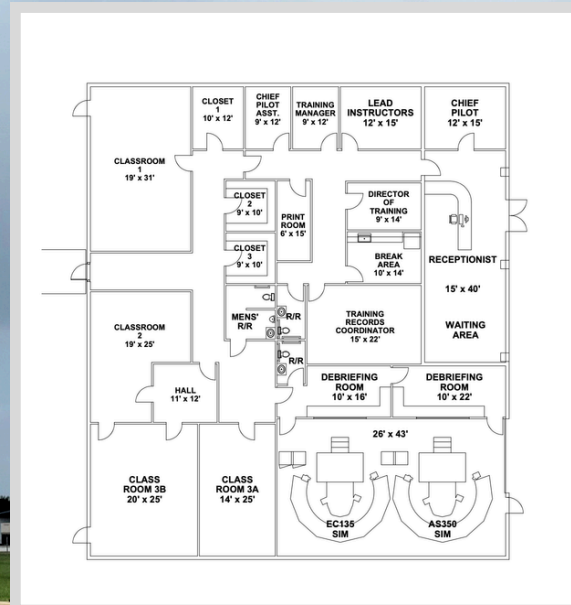


# OWN THE IMPROVEMENTS. LEVERAGE THE LOCATION.

Originally developed as a helicopter pilot training facility, this highly specialized commercial campus offers a rare opportunity to acquire approximately ±9,862 gross square feet of institutional-quality improvements situated on approximately ±0.45 acres while benefiting from a leased site with additional land available for operational use. Built for mission-critical operations, the property combines security, functionality, and flexibility in a way few commercial properties can match.



960 W LINCOLN ROAD  
LAKE CHARLES, LA 70605

**\$940,000**

OR A LONG TERM LEASE



## BUILDING SIZE

Approximately ±9,862  
Gross Square Feet



## LAND

Situated on approximately  
±0.45 Acres  
Additional leased land available



## BUILDINGS

Two interconnected  
buildings connected by  
covered breezeway



## SECURITY

Extensive security & controlled-  
access features throughout



## PARKING

Extensive concrete parking  
and circulation areas



## FLEXIBILITY

Concealed 12' x 14' roll-up door  
allows conversion to  
office/warehouse space

## IDEAL FOR

Corporate headquarters, training centers, emergency operations, governmental agencies, educational users, technology firms, and industrial support operations.

## PROPERTY HIGHLIGHTS

- Building improvements offered for sale; underlying land is leased
- Situated on approximately ±0.45 acres
- Approximately ±9,862 Gross SF across two interconnected buildings
- Building M: ±7,303 Gross SF featuring a concrete slab foundation, tinted glass windows, central HVAC, and approximately 17' eave heights
- Building N: ±2,559 Gross SF featuring a concrete slab foundation, central HVAC, and approximately 18' eave heights
- ±272 SF covered breezeway connecting both buildings
- Former helicopter pilot training facility with a unique, purpose-built design
- Large executive offices and administrative areas
- Multiple conference rooms and former classrooms ideal for training, collaboration, or meeting space
- Control rooms with observation windows for operational oversight
- Commercial kitchen and employee support areas
- Extensive security and controlled-access features throughout
- Concealed 12' x 14' roll-up door allowing conversion to office/warehouse space
- Extensive concrete parking and circulation areas
- Additional leased land available for laydown yard, fleet parking, equipment staging, or outdoor storage
- Well-constructed improvements designed for long-term performance and durability

## A RARE COMBINATION OF SECURITY, SCALE & FLEXIBILITY

Whether your organization requires a secure operations center, professional training campus, corporate headquarters, or a highly adaptable office environment, this property offers the infrastructure and versatility to support your next mission.



**FOR SALE: \$940,000**



**LONG-TERM LEASE  
OPPORTUNITIES AVAILABLE**

For More Information:  
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