



### Offering Summary

Sale Price:	\$499,000
Lease Rate:	\$5,000 /Month (NNN)
Building Size:	6,000 SF
Available SF:	6,000 SF
Lot Size:	1.41 Acres
Price / SF:	\$83.20
Year Built:	1990

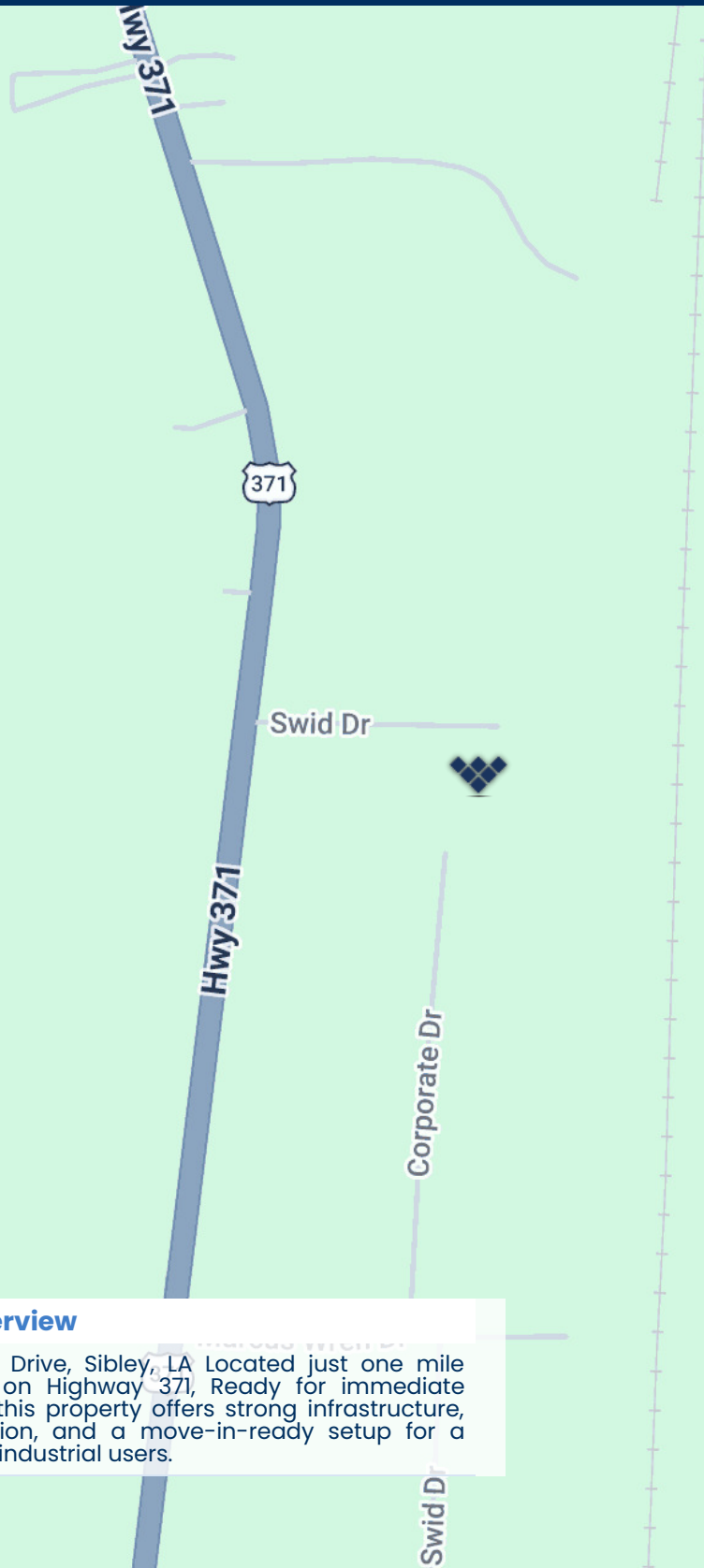
### Location Overview

240 Corporate Drive, Sibley, LA Located just one mile south of I-20 on Highway 371, Ready for immediate occupancy – this property offers strong infrastructure, excellent location, and a move-in-ready setup for a wide variety of industrial users.

Property Type	Industrial
Property Subtype	Warehouse/Distribution
APN	09180905003
Office SF	1,200 SF
Warehouse SF	4,800 SF

Turnkey Industrial Facility for sale or lease with Office & Yard | 240 Corporate Drive, Sibley, LA Located just one mile south of I-20 on Highway 371, this well-equipped 6,000 SF industrial facility sits on 1.4 acres in Sibley, Louisiana. The property combines functionality, power, and access, making it ideal for contractors, service providers, light manufacturing, or warehouse users. The building features 1,200 SF of fully air-conditioned office space, configured with five private offices, a break room, and two separate restrooms, providing a professional and practical workspace. The adjoining 4,800 SF warehouse is also fully air-conditioned (ac units need work) with four HVAC units, allowing for a climate-controlled environment throughout. Access is streamlined with a 12' x 12' grade-level roll-up door, and there's ample power with three-phase 480V electrical service, stepped down internally to 240V and 120V to support both industrial and office needs. The site also includes a fenced, secured gravel yard for additional outdoor storage or equipment parking. This property offers strong infrastructure, excellent location, and a move-in-ready setup for a wide variety of industrial users.





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