



# CRANE-SERVICED WAREHOUSE SPACES WITH FRONTAGE ON PETERS RD

1245 PETERS RD, UNIT A HARVEY, LA 70058



## OFFERED: FOR LEASE

# LEASE RATE: \$7 SF/YR

## UNIT A: ± 6,675 SF

- Ample parking, exterior lay down yard, full fencing
- Unit A: three 14' grade-level doors, 18' eave and clear height, crane serviced
- NNN lease type

### CONTACT:

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# OFFERING SUMMARY



## PROPERTY SUMMARY

- Now for lease, Units A at 1245 Peters Rd offers a prime warehouse space with frontage on Peters Rd, ample parking, an exterior lay down yard, and full fencing.
- Unit A is new construction measuring  $\pm 6,675$  SF. It includes three 14' grade-level doors, 18' eave and clear height, and crane service with 2-, 3-, and 4-ton capacity.
- NNN lease type.

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# INTERIOR PHOTOS - UNIT A



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# EXTERIOR PHOTOS



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# AERIAL PHOTOS



**CONTACT:**

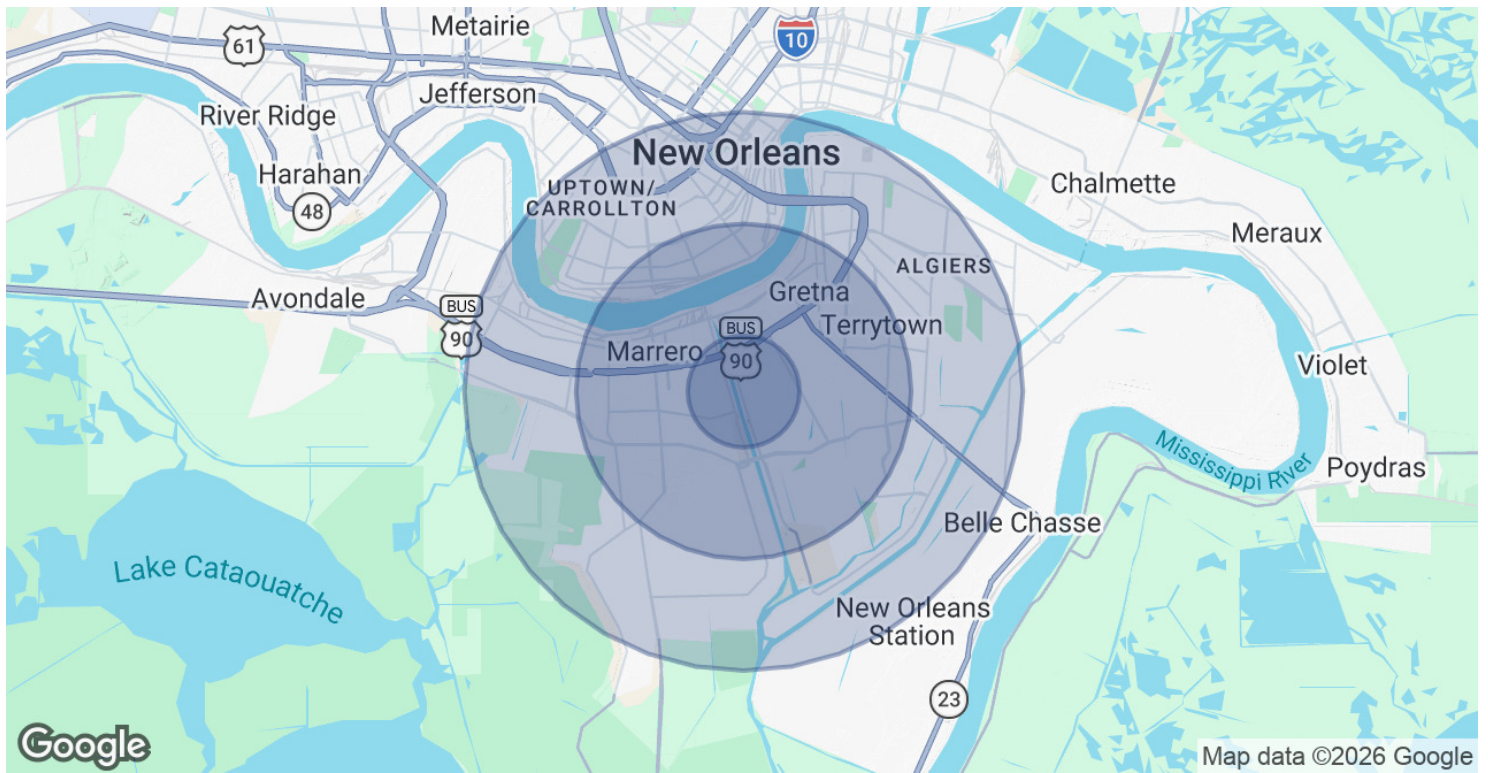
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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	8,835	117,248	265,988
Average Age	41	40	40
Average Age (Male)	39	39	39
Average Age (Female)	42	41	40

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,371	47,543	110,198
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$65,922	\$81,904	\$89,471
Average House Value	\$222,701	\$312,237	\$379,452

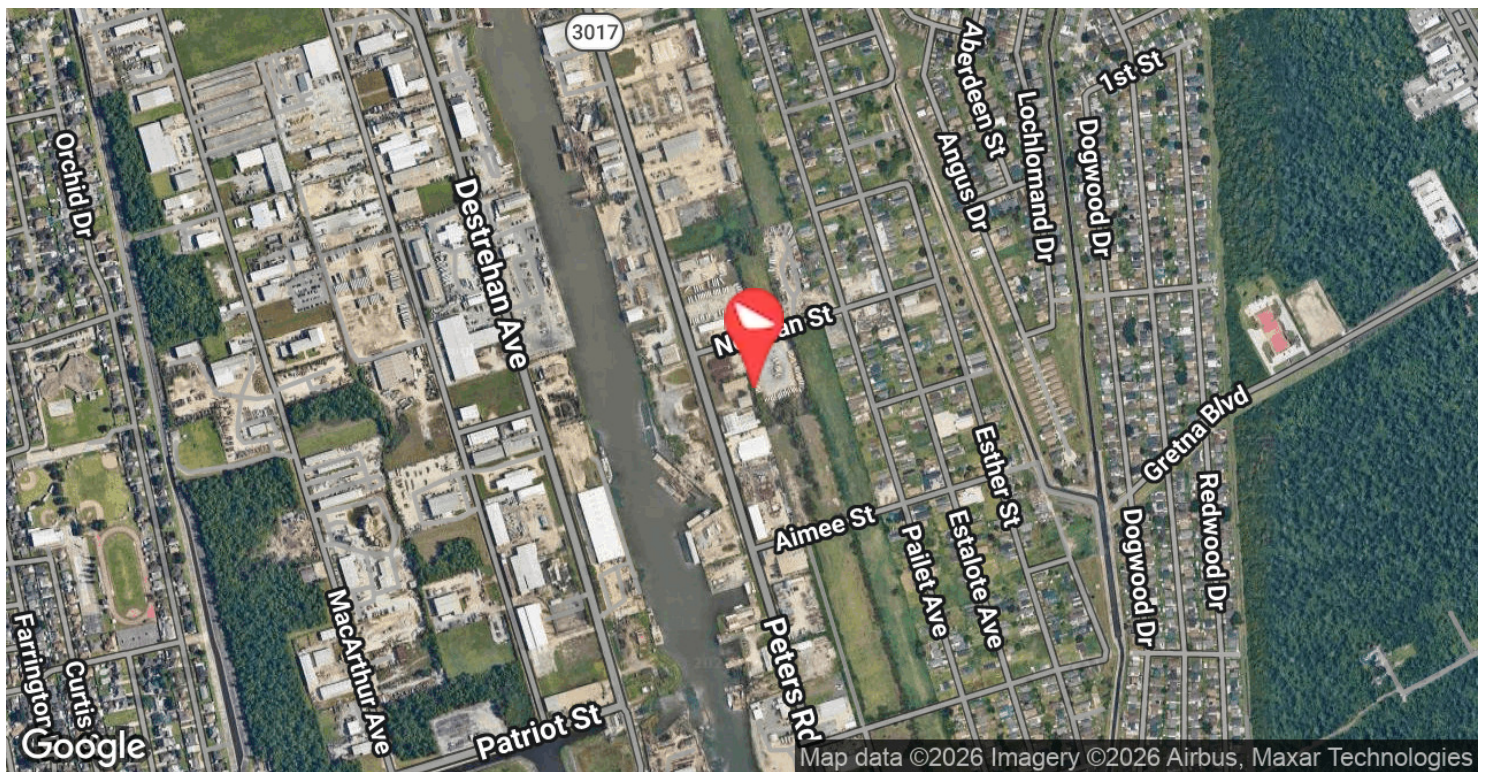
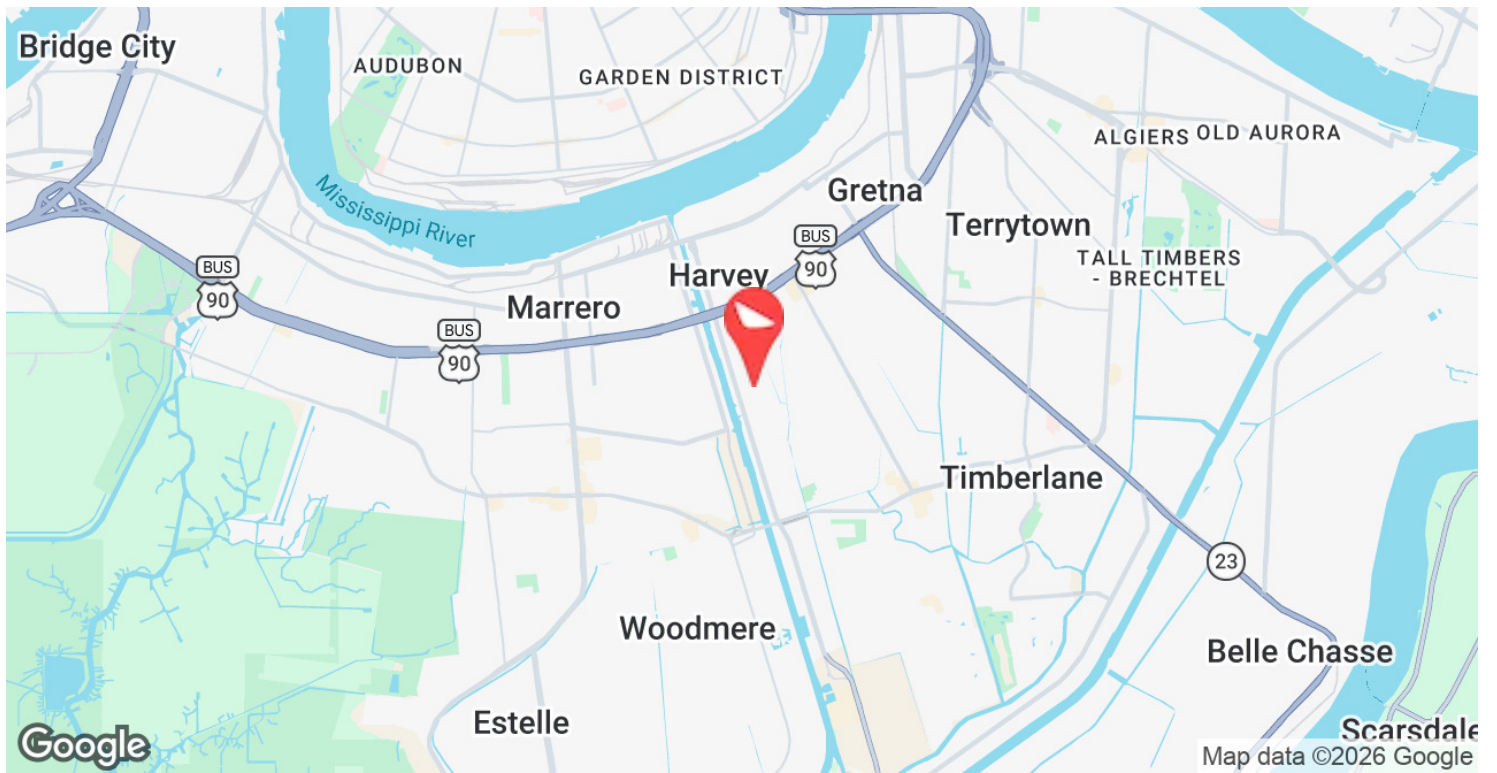
*2020 American Community Survey (ACS)*

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# LOCATION MAPS



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