



PROPERTY DESCRIPTION

- Recently constructed office/warehouse, on 1.15-acres
- +/- 16,600 SF of secured and stabilized laydown yard.
- Building contains 3 private offices, 2 bathrooms, breakroom area with a (10' x 10') roll-up door
- Signage is available at the road frontage
- Security cameras installed to building

LOCATION DESCRIPTION

Property is located within one of Calcasieu Parishes' main industrial corridors and just Southwest of the Hwy-90/Prater Rd Intersection. An estimated 5-minute drive time from I-10.

OFFERING SUMMARY

Lease Rate:	\$3,200.00 per month (NNN)
Available SF:	1,505 SF
Lot Size:	1.15-Acres
Building Size:	1,505 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	4,690	18,328	59,294
Total Population	11,915	45,917	150,640
Average HH Income	\$80,340	\$85,726	\$91,158

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