

For Lease

Office / Warehouse

4,000 SF



2004 Roselawn Ave

Monroe, Louisiana 71201

Property Highlights

- ±4,000 SF office/warehouse building
- Functional mix of office and warehouse space
- 14' overhead door
- 16' eave height
- Approximately 0.34-acre site
- Central North Monroe location
- Convenient access to N. 18th Street, Louisville Avenue, and Forsythe Avenue
- Well suited for contractors, service businesses, distribution, light industrial, and specialty commercial users
- Flexible space for office, equipment, inventory, and storage needs
- Convenient access throughout the Monroe–West Monroe market

OFFERING SUMMARY

Available SF	4,000 SF
Lease Rate	\$4,000 SF/month (MG)
Lot Size	0.34 Acres
Building Size	4,000 SF

For more information

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GRM

AVAILABLE SF: 4,000 SF

LEASE RATE: \$4,000 SF/month (MG)

LOT SIZE: 14,752 SF

BUILDING SIZE: 4,000 SF

BUILDING CLASS: A

CEILING HEIGHT: 16.0 FT

YEAR BUILT: 2005

ZONING: B-4

Property Overview

2004 Roselawn Avenue offers approximately 4,000 square feet of versatile office and warehouse space in a centrally located North Monroe commercial area. The building features a functional mix of finished office space and warehouse/storage area, making it well suited for service businesses, contractors, distribution, light industrial, specialty commercial users, or businesses needing both administrative and operational space under one roof.

The warehouse portion includes a 14-foot overhead door and 16-foot eave height, providing excellent access and functionality for equipment, inventory, deliveries, and storage.

Situated on approximately 0.34 acres, the property offers convenient access to North 18th Street, Louisville Avenue, Forsythe Avenue, and the greater Monroe–West Monroe market. Its central North Monroe location, flexible layout, and warehouse capabilities make it an attractive option for a wide variety of commercial users.

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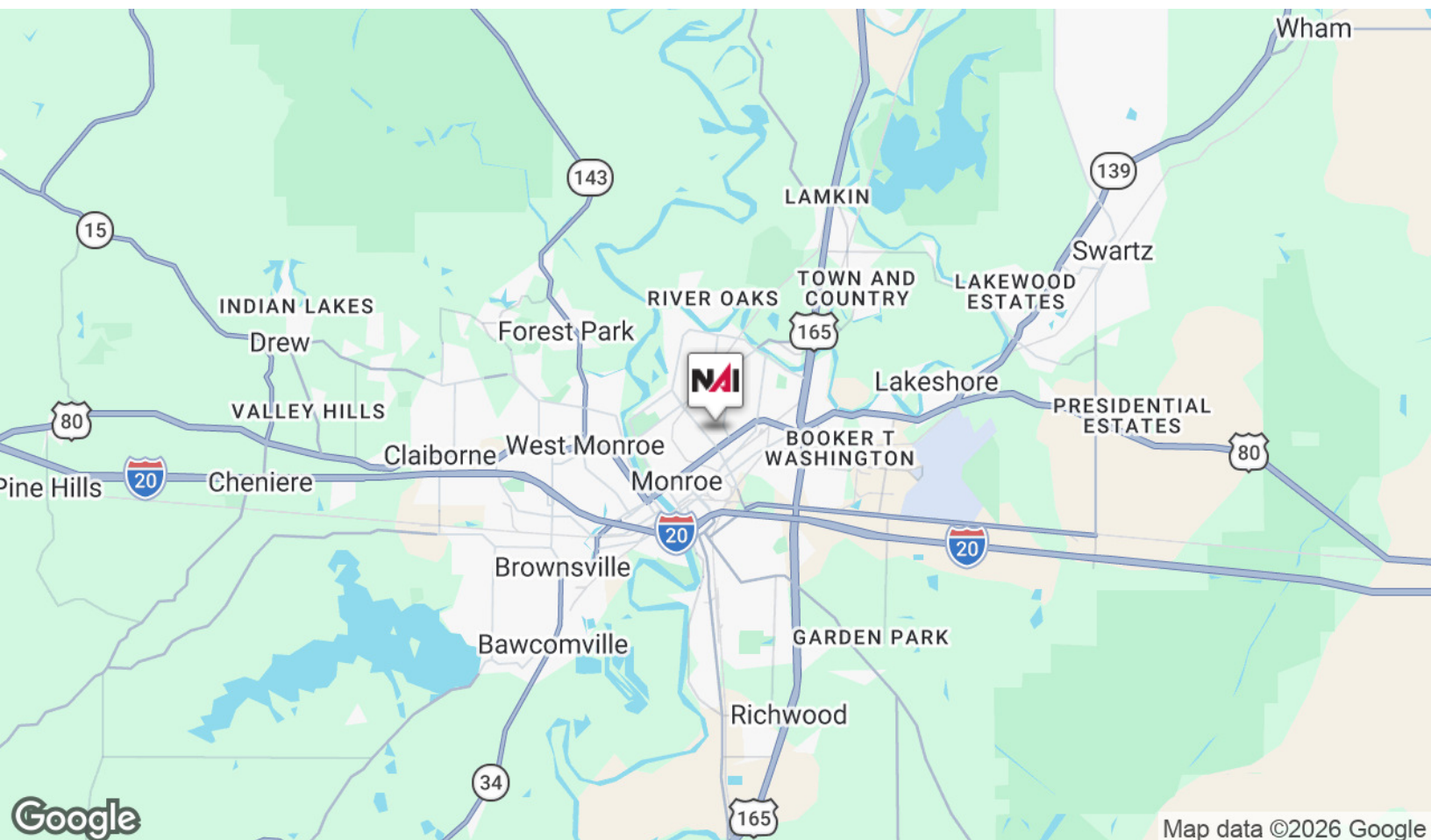
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