

**FOR LEASE**

**3,600 SF INDUSTRIAL FACILITY  
WITH OFFICE SPACE**

620 FACTORY OUTLET DR., ARCADIA, LA 71001



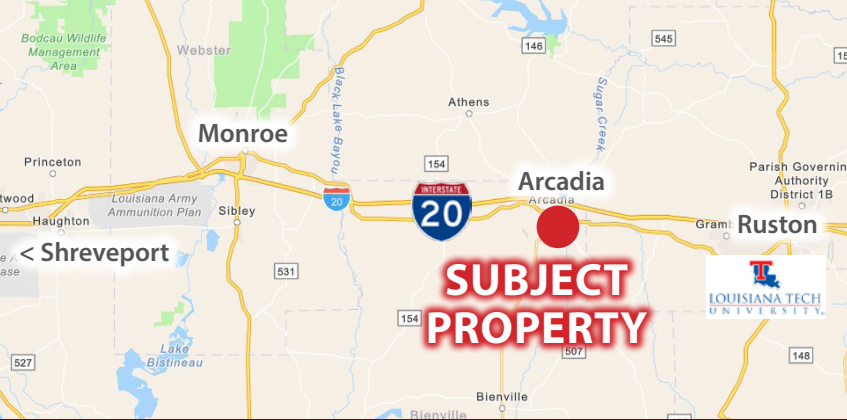
*Exclusively Listed by:*

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**OVERSIZED OVERHEAD DOORS | ADDITIONAL LAND AVAILABLE**



## 3,600 SF Industrial/Warehouse Building with Office Space

- Includes 480 SF of office space, break room, and two restrooms
- Designed for industrial, storage, distribution, or light manufacturing uses
- Suitable for warehousing, logistics, contractor operations, fabrication, and industrial users
- Features two grade-level overhead doors:
  - 14' x 14' overhead door
  - 22.6' x 14' oversized overhead door
- Tall ceilings with 25' peak
- Situated on approximately 0.50 acres
- Additional acreage available for lease or expansion
- Ample space for equipment, vehicle access, and outdoor storage
- Convenient access for trucks and commercial traffic
- Located less than 0.5 miles from Interstate 20
- Strategic location in Arcadia with excellent regional connectivity
- Easy access to major transportation corridors serving North Louisiana and East Texas markets
- \$5,000 /Month Modified Gross





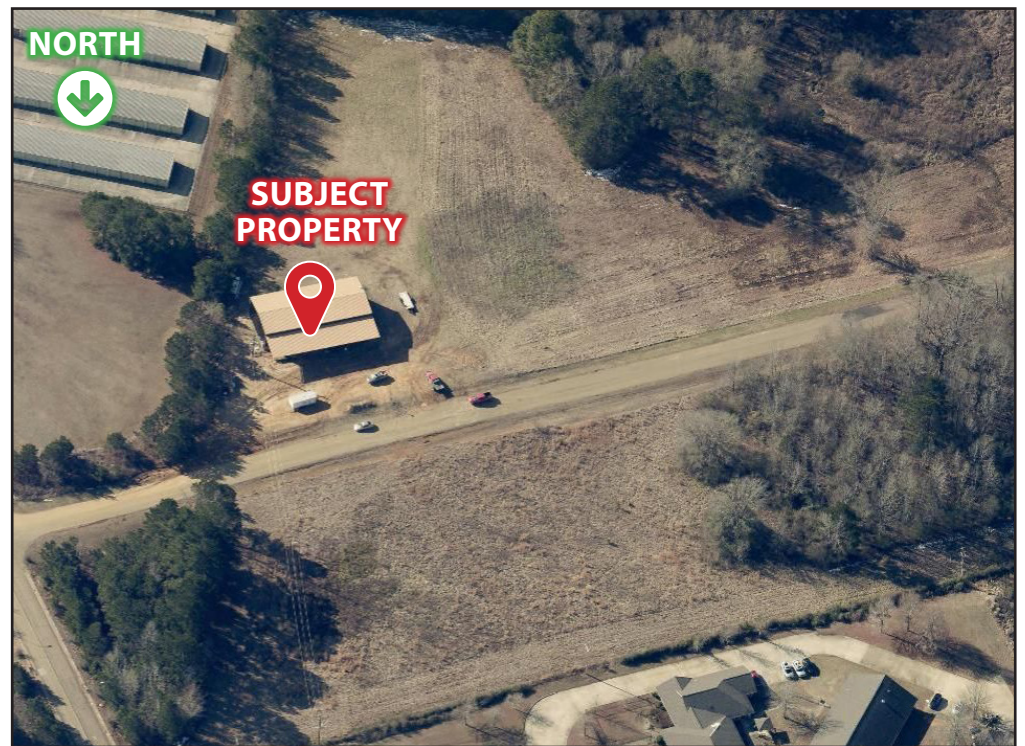
Office Space, Break Room, and Two Restrooms



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