

INDUSTRIAL FOR SALE CONDITIONED WAREHOUSE - MONROE MSA

4971 Central Avenue North, Monroe, LA 71203



INDUSTRIAL FOR SALE

CONDITIONED WAREHOUSE - MONROE MSA

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| | |
|---------------------|------------------------------|
| Price | \$10,950,000 (\$200.92 / SF) |
| Building Size | ±54,500 SF |
| Lot Size | ±2.54 Acres |
| Zoning | I-1 |
| Year Built | 1996 |
| Year Last Renovated | 2020 |
| Parking Spaces | 45 |

The subject improvements consist of a ±51,447-square-foot industrial property comprising two buildings located at the corner of Central Avenue and Airline Boulevard in Monroe, Louisiana. The improvements include a ±42,735-square-foot office/warehouse facility containing approximately ±13,535 square feet (31.7%) of finished office space, and a ±8,712-square-foot climate-controlled warehouse with no finished office area. The property is currently owner-occupied and utilized as a medical supply storage and distribution facility.

Both buildings are constructed with steel framing on concrete slab foundations. Exterior finishes consist of corrugated metal panel siding and sloped metal roofs. The improvements feature six grade-level overhead doors, with eave heights ranging from approximately 25 to 36 feet. Interior finishes within the office areas include a combination of sealed concrete and laminate tile flooring, painted sheetrock walls, and acoustical tile ceilings. Warehouse areas feature sealed concrete floors with exposed structural walls and ceilings. A total of four restrooms are located within the office/warehouse building.

Site improvements include a paved surface parking area providing approximately 45 parking spaces. Based on our inspection, the improvements were found to be in overall very good condition.



- ±51,447 SF Two-Building Industrial Property in Great Condition
- Located at Central Avenue and Airline Boulevard
- Owner Occupied Medical Supply Storage Facility
- ±42,735 SF Office/Warehouse with 31.7% Finished Office Space
- ±8,712 SF Climate Controlled Warehouse
- Steel Frame Construction with Metal Siding & Roofs
- Six Overhead Doors, 25'–36' Eave Heights, Etc.

CONTACT

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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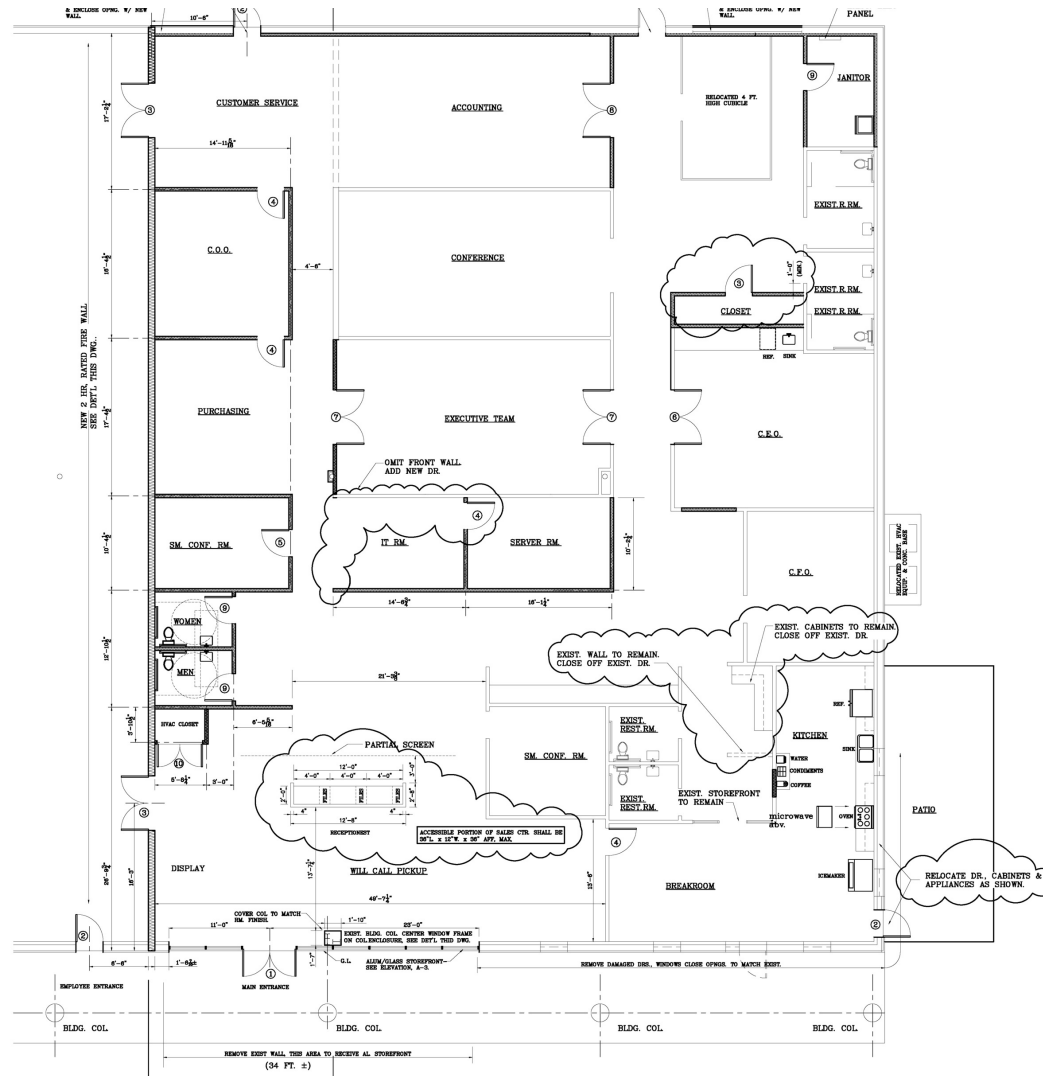
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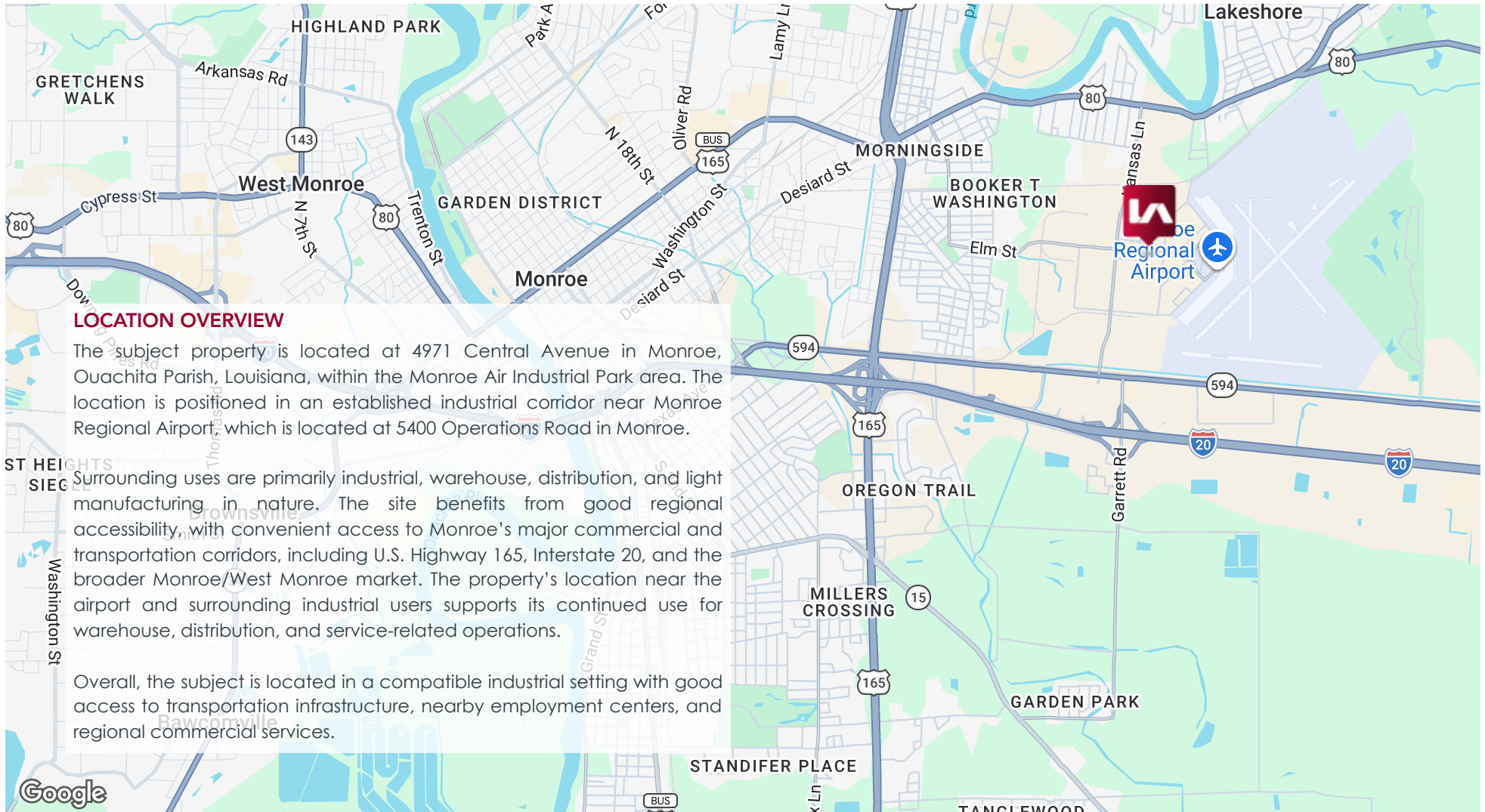
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LOCATION OVERVIEW

The subject property is located at 4971 Central Avenue in Monroe, Ouachita Parish, Louisiana, within the Monroe Air Industrial Park area. The location is positioned in an established industrial corridor near Monroe Regional Airport which is located at 5400 Operations Road in Monroe.

Surrounding uses are primarily industrial, warehouse, distribution, and light manufacturing in nature. The site benefits from good regional accessibility, with convenient access to Monroe's major commercial and transportation corridors, including U.S. Highway 165, Interstate 20, and the broader Monroe/West Monroe market. The property's location near the airport and surrounding industrial users supports its continued use for warehouse, distribution, and service-related operations.

Overall, the subject is located in a compatible industrial setting with good access to transportation infrastructure, nearby employment centers, and regional commercial services.

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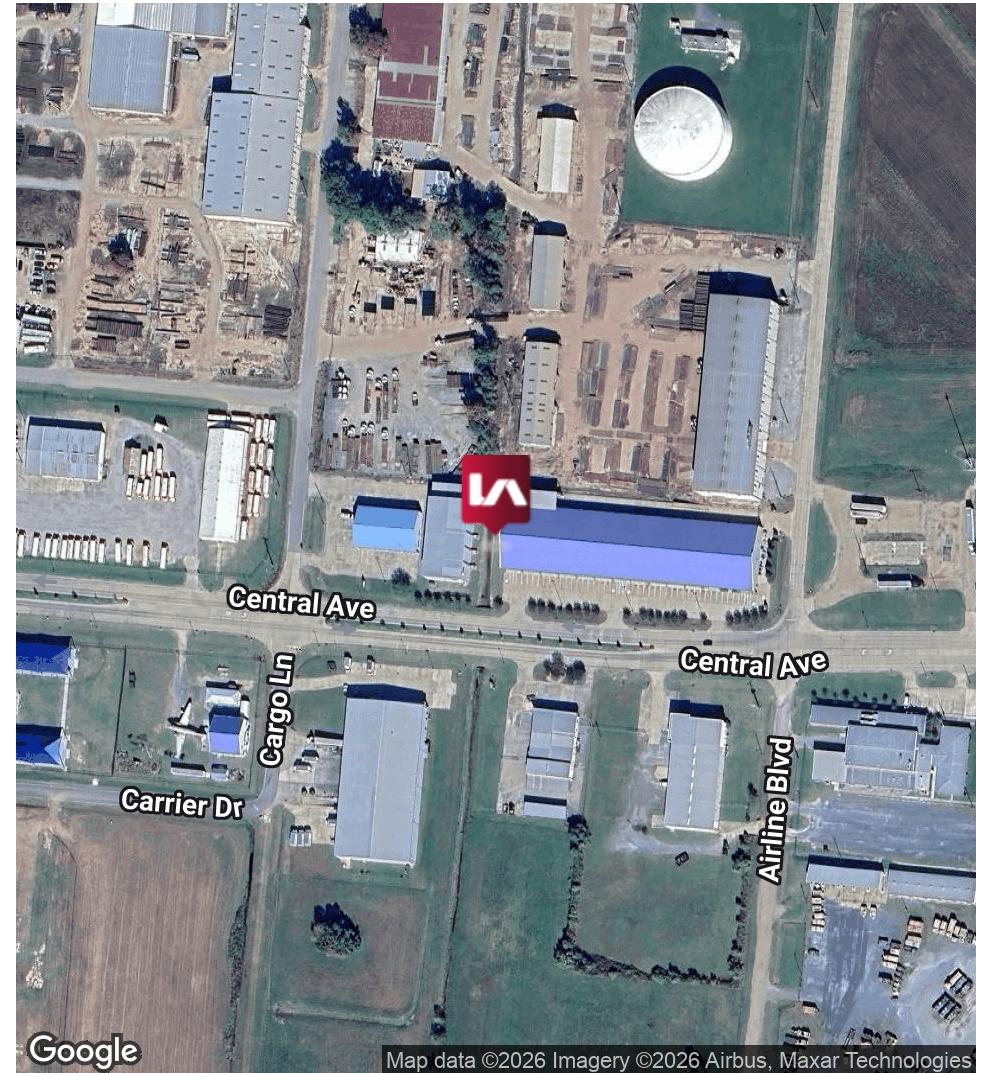
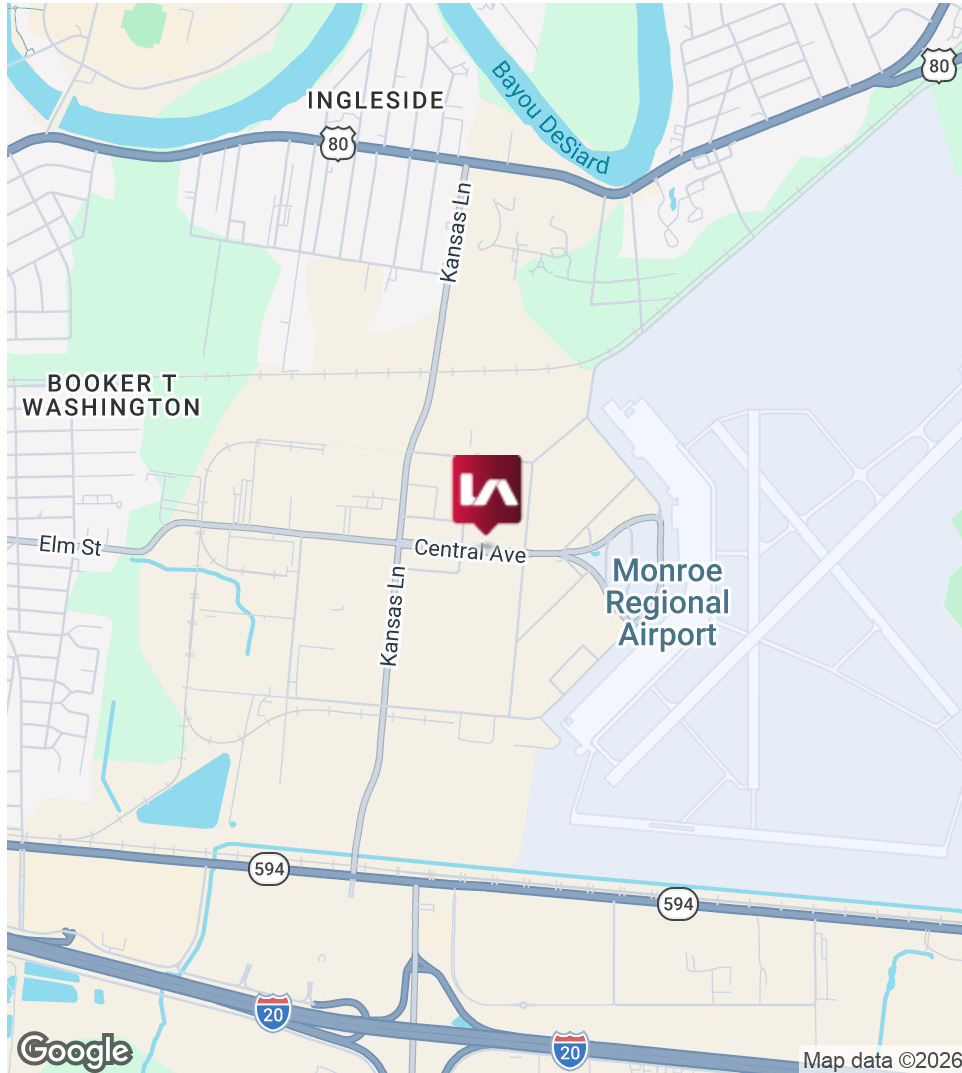
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