

FOR LEASE



WAREHOUSE BUILDING FOR LEASE

37092 MILLER ROAD • PRAIRIEVILLE, LA 70769

SUMMARY

Building SF:	4,365
Lease Rate:	\$4000/Month
Lot Size:	1.0 Acres
Parking:	50-75 Spaces
Year Built:	1985
Zoning:	Rural



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PROPERTY DESCRIPTION

Warehouse building located on quiet street in Ascension Parish - \$4000/Month. Previously converted for use as a church. Could be used as an entertainment venue, church, gym, assembly, etc. Could also be converted back to industrial warehouse use.

Highlights

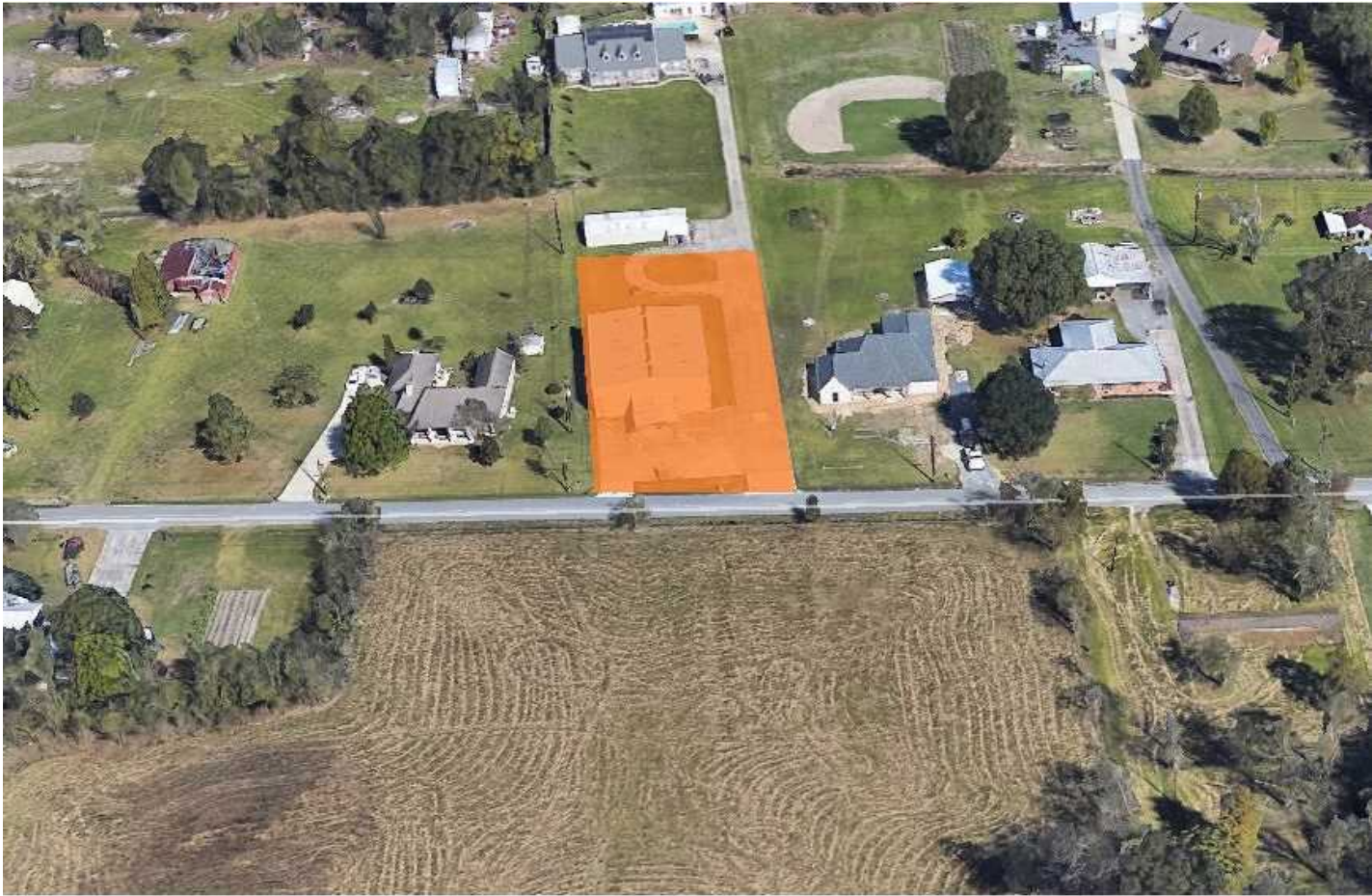
- 100% conditioned
- No Flood
- Ample Parking
- Two ADA Compliant Restrooms
- Private Office



Exterior Photos



Aerial Photos & Flood Map



Interior Photos Pt. 1

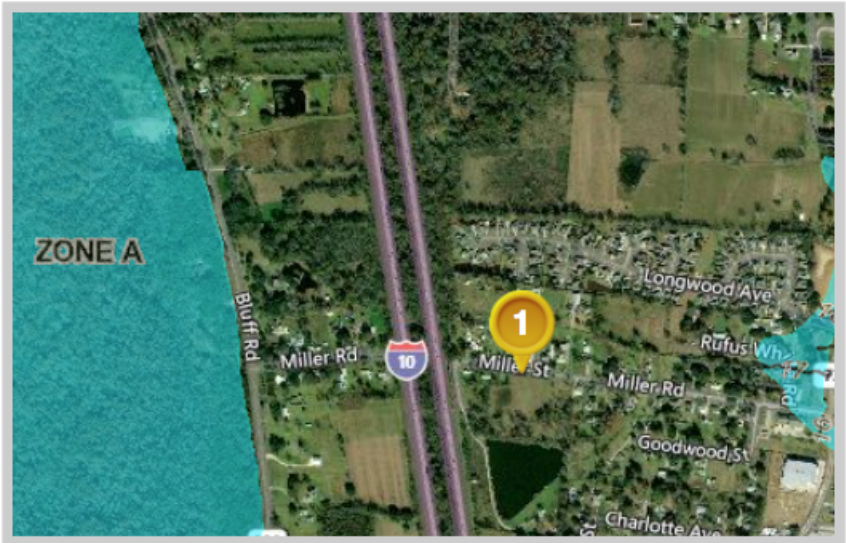


Interior Photos Pt. 2



Louisiana Flood Map

37092 Miller Road Prairieville LA 70769



Visible Layers

Effective FIRM
Bing Hybrid

Point Coordinates

Point #	Lat., Long.
1	30.2865, -90.9877

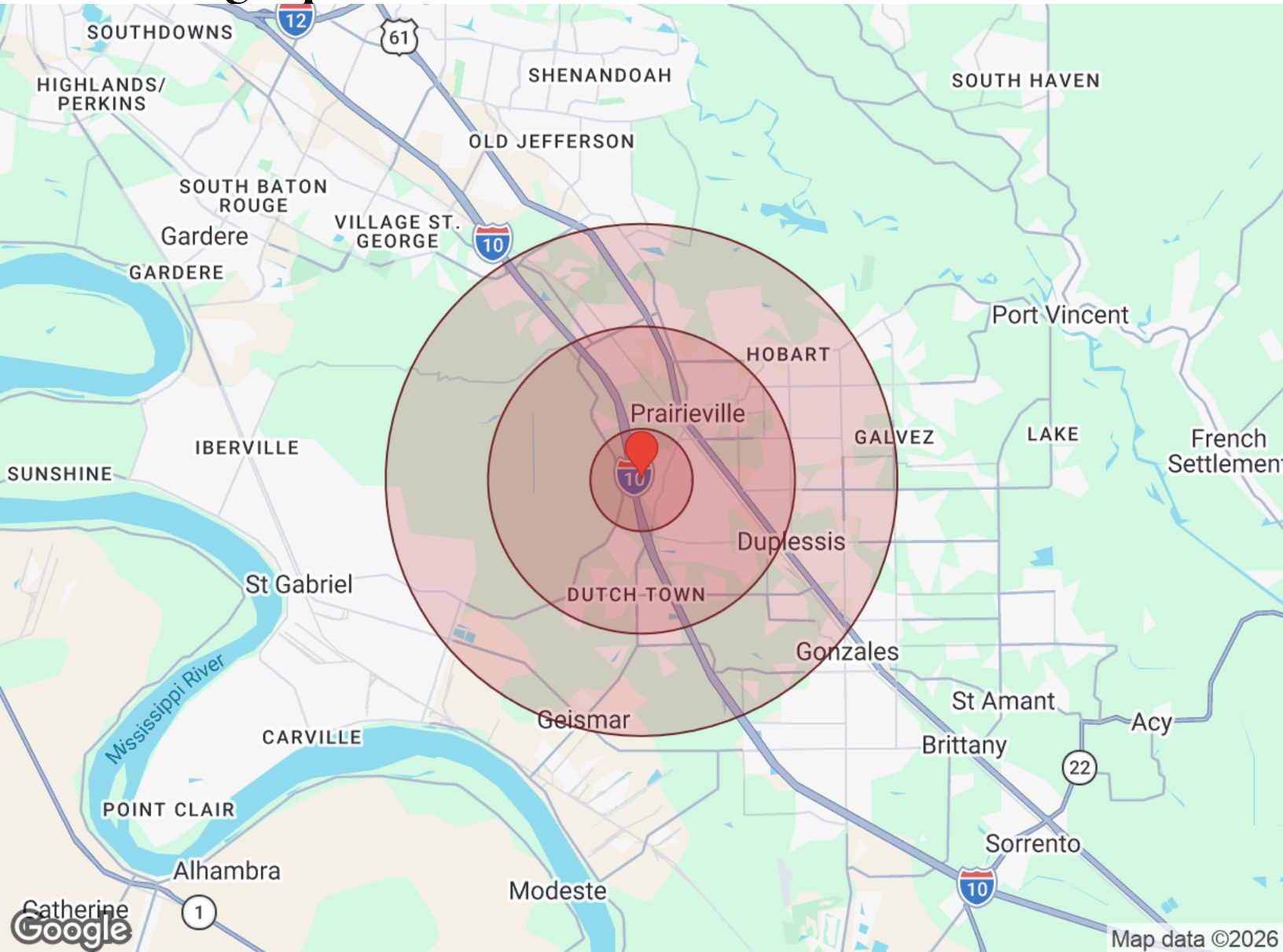
Flood information in this table is from the: Effective FIRM

Point	Panel ID	Flood Zone	BFE	Ground Elevation
1	22005C0040E 8/16/2007	X PROTECTED BY LEVEE	out	19.6

1. Ground Elevation is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).

Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.

Demographics



Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,251	16,908	36,510
Female	2,332	17,336	37,494
Total Population	4,583	34,244	74,004

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,253	22,344	49,005
Black	777	7,116	15,334
Am In/AK Nat	5	41	81
Hawaiian	N/A	3	7
Hispanic	337	3,174	6,438
Asian	137	973	1,872
Multiracial	72	575	1,221
Other	N/A	17	37

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,733	13,284	29,838
Occupied	1,639	12,402	27,580
Owner Occupied	1,404	10,135	22,046
Renter Occupied	235	2,267	5,534
Vacant	94	882	2,258

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,004	7,474	15,815
Ages 15 - 24	603	4,709	9,797
Ages 25 - 54	1,905	14,278	30,150
Ages 55 - 64	500	3,718	8,311
Ages 65+	571	4,064	9,932

Income	1 Mile	3 Miles	5 Miles
Median	\$167,034	\$113,779	\$108,284
Under \$15k	58	352	1,009
\$15k - \$25k	33	445	860
\$25k - \$35k	24	658	1,218
\$35k - \$50k	116	1,231	2,544
\$50k - \$75k	68	1,150	3,224
\$75k - \$100k	253	1,782	3,953
\$100k - \$150k	175	1,858	5,225
\$150k - \$200k	273	1,877	3,655
Over \$200k	640	3,048	5,892