



709 N 11th St, West Monroe, LA 71291

\$6.84/SF/YR

\$0.57/SF/MO

West Monroe Warehouse

Light Industrial Warehouse Space



Craig Rice
TX TX 398667
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Listing Added: 06/12/2023
Listing Updated: 03/23/2026

 Company logo



Building Details

Property Type	Industrial	Subtype	Warehouse
Tenancy	Single	Total Building SqFt	1,056
Class	C	Buildings	1
Stories	1	Ceiling Height	10
Frontage	N 11th St	Total Parking Spaces	2
Collection Street	N 11th Street	Cross Street	Crosley

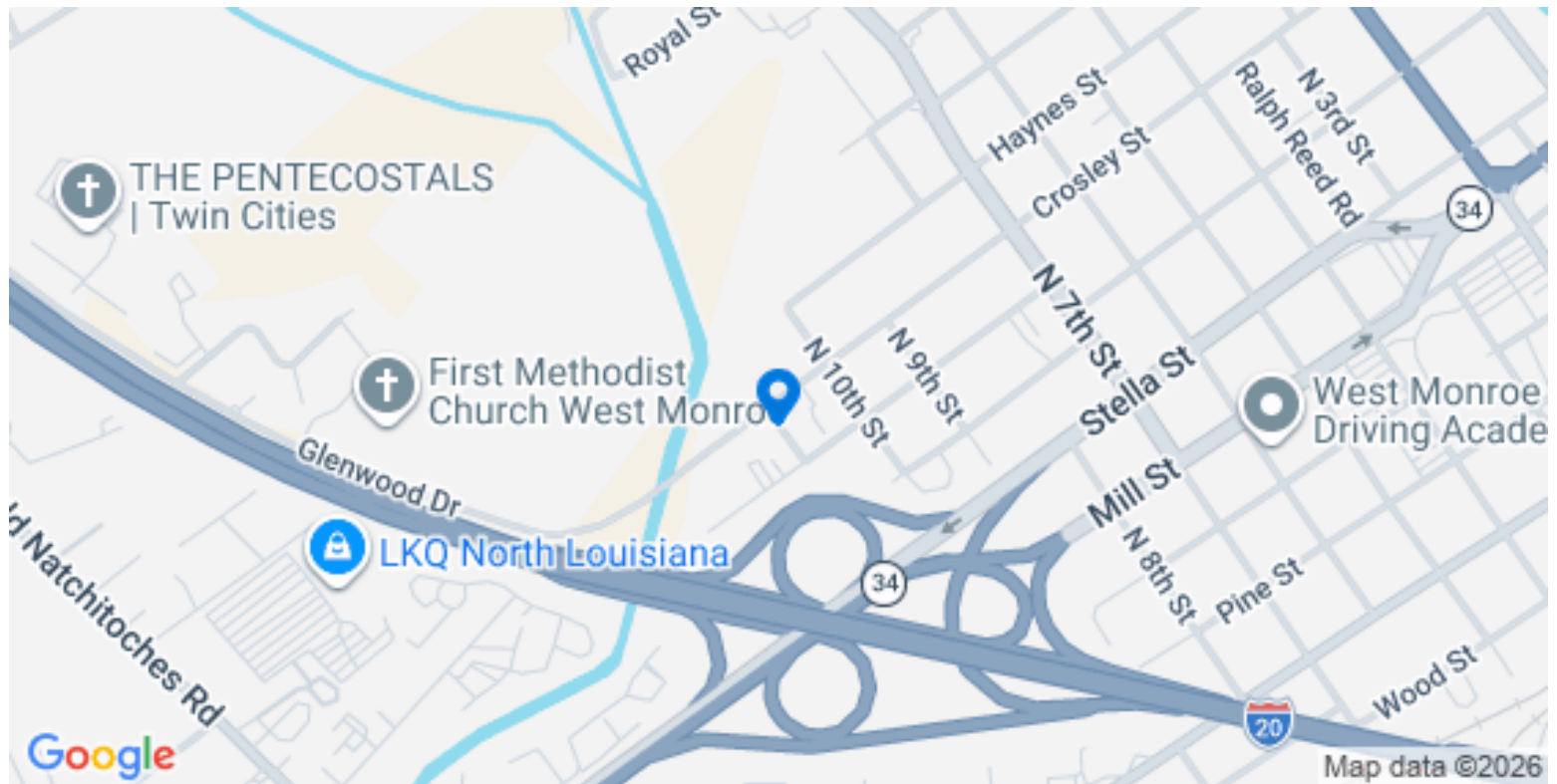
Building Description

Light Industrial warehouse space available at 709 N 11th St., West Monroe, LA. The space was most recently used as welding fabrication shop and is ideal for any type of small contractor or business that requires offsite storage for equipment, inventory or materials. Power bill paid by Tenant (current average \$50/month).

Building Highlights

- Two 8'w X 9'h sliding access doors
- Fluorescent LED Lighting, 220v power
- Easy access at the corner of Crosley and 11th Street
- Ample loading/parking space
- No restroom

Building Location (1 Location)



Details



Listing Type

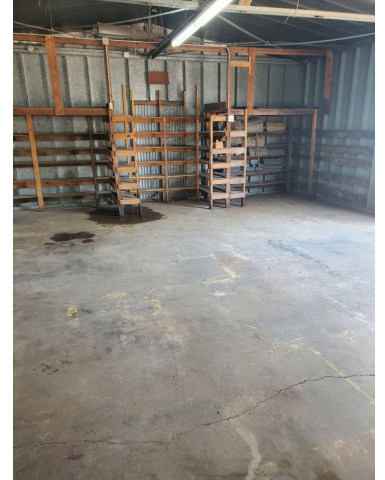
Direct

RSF

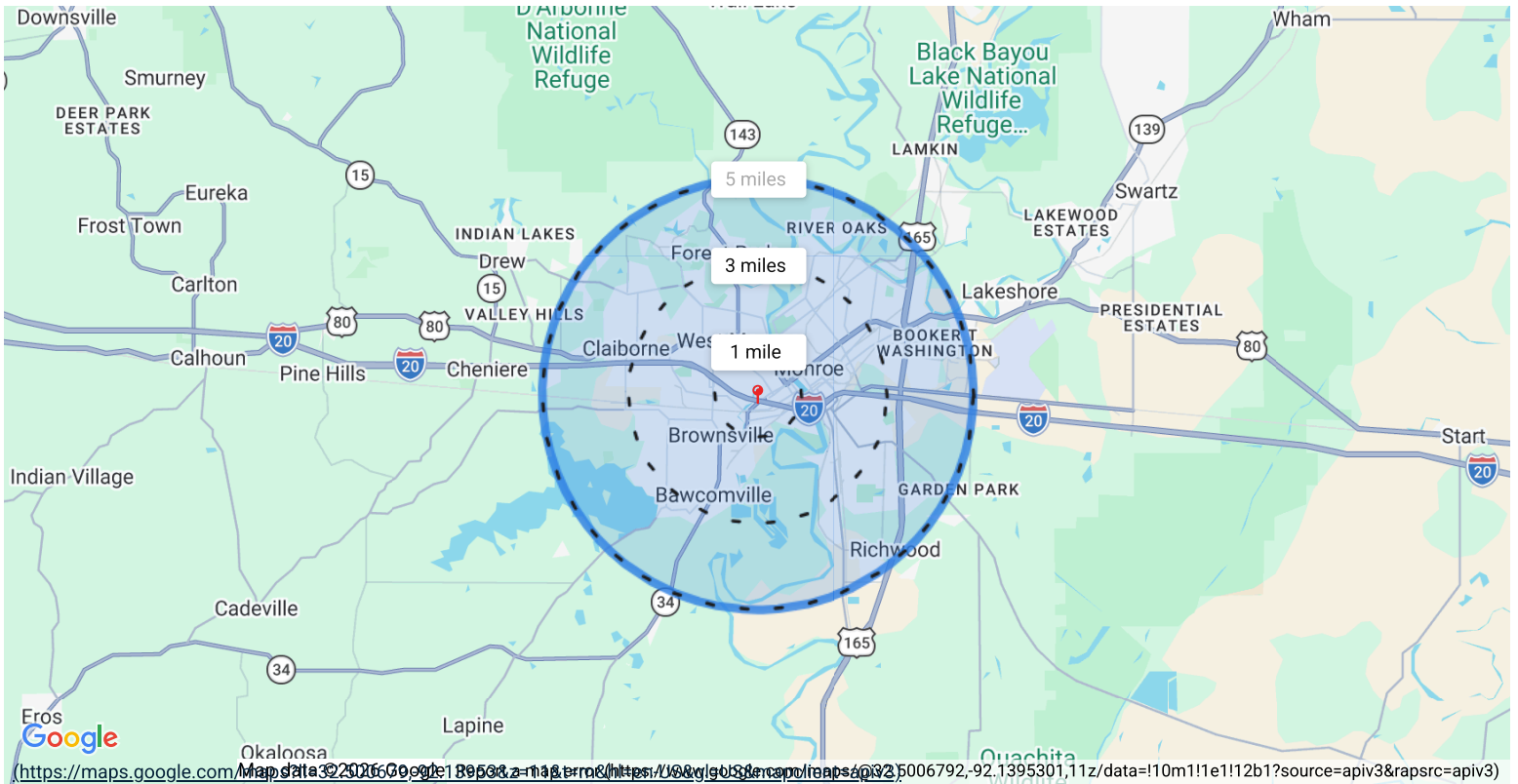
1,056 SF

USF	1,056 SF	Parking	2
Rate (Per SF)	\$0.57 / SF / MO	Lease Type	Modified Gross
Lease term	Monthly	Total Monthly Rent	\$600
Days on Market	1015 days		

Property Photos (8 photos)



Demographic Insights



1 mile

3 miles

5 miles

Population

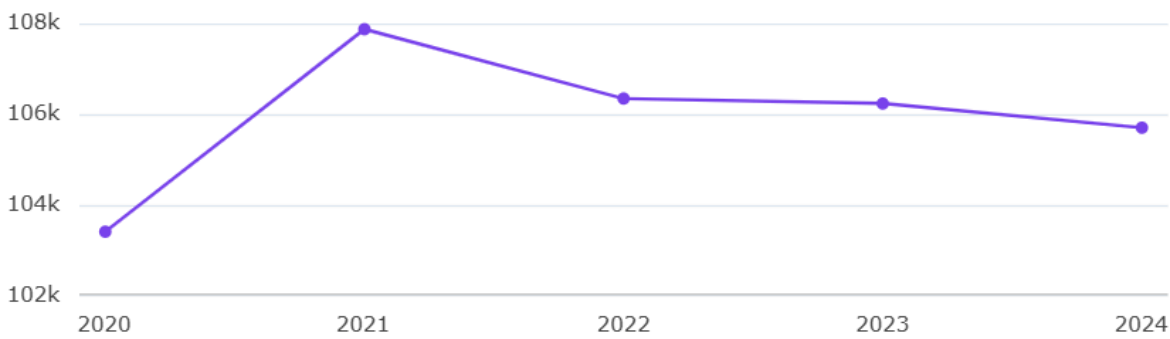
105.7k

0%

Compared to 106.2k in 2023

↑ 2%

Compared to 103.4k in 2020



Household Income

\$47.7k

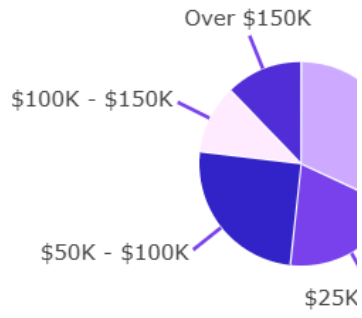
Median Income

\$52.8k

2029 Estimate

↑ **11%**

Growth Rate



Age Demographics

36

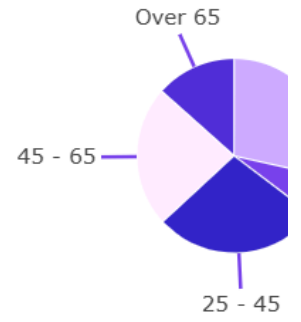
Median Age

38

2029 Estimate

↑ **4%**

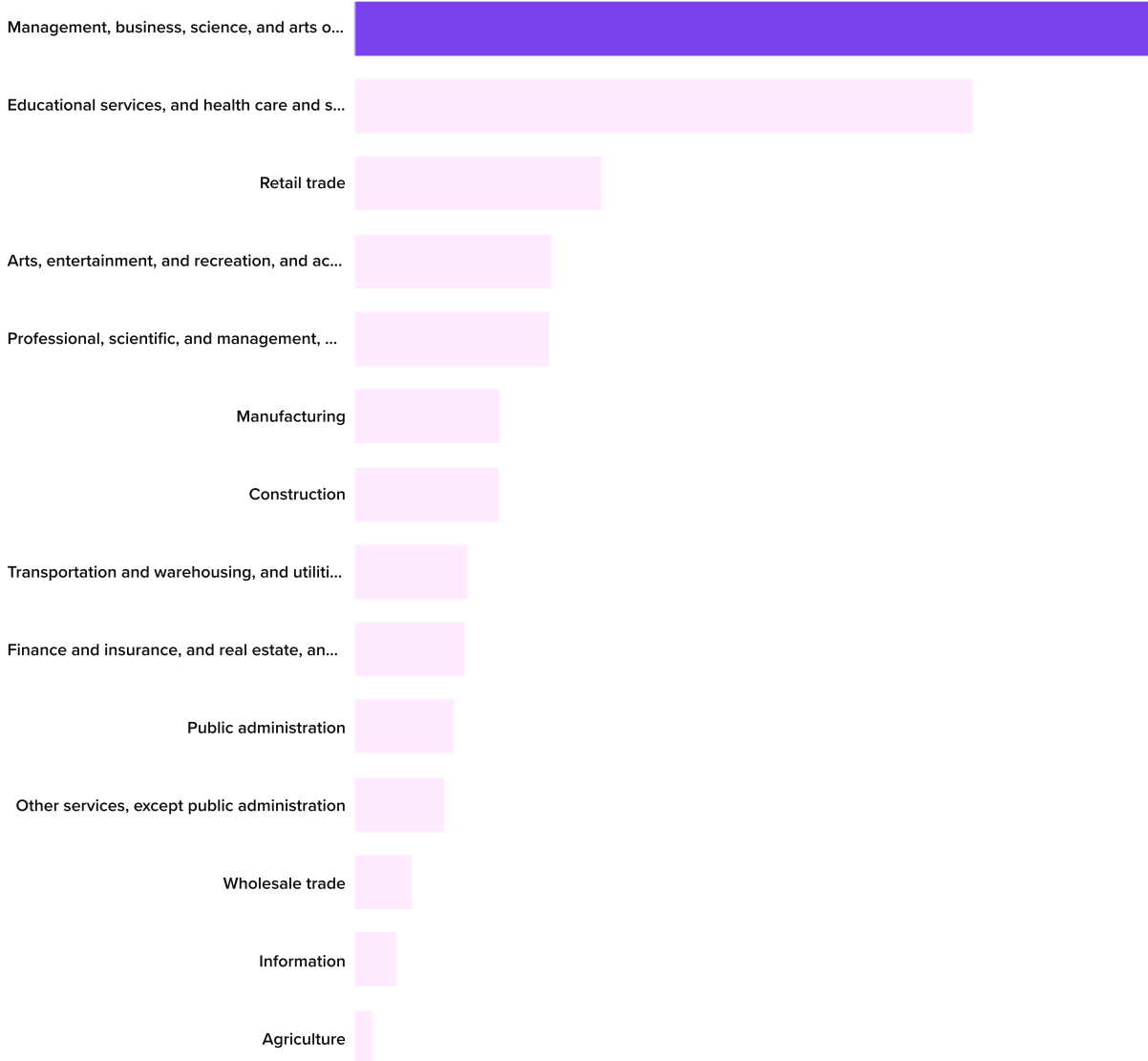
Growth Rate



Number of Employees

82.3k

Top Employment Categories



Housing Occupancy Ratio

5:1

7:1 predicted
by 2029



Renter to Homeowner Ratio

1:1

1:1 predicted
by 2029

