

For Lease

# Warehouse

8,860 SF



## 110 Horne Street

West Monroe, Louisiana 71292

### Property Highlights

- 0.5 miles from I-20 for easy accessibility
- Versatile layout for various industrial and warehouse needs
- 15' eave height for efficient storage and operations
- 1 truck well with a 9' x12' door
- 1 ground-level 12' x 12' overhead door
- 0.41 acres of fenced and graveled lay down yard
- 2,360± square foot office
- 6,500± square foot warehouse
- 2,000± square foot mezzanine for additional storage

### OFFERING SUMMARY

<b>Available SF</b>	8,860 SF
<b>Lease Rate</b>	\$4,900.00 per month (NNN)
<b>Lot Size</b>	0.89 Acres
<b>Building Size</b>	8,860 SF

### DEMOGRAPHICS

<b>Stats</b>	<b>Population</b>	<b>Avg. HH Income</b>
<b>3 Miles</b>	32,978	\$62,880
<b>5 Miles</b>	79,452	\$67,405
<b>15 Miles</b>	158,481	\$73,004

For more information

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## PROPERTY DESCRIPTION

Strategically located at 110 Horne Street in West Monroe, this spacious property offers a versatile layout, ideal for a wide range of industrial, warehouse, or distribution needs. The property features 1 truck well with a 9' x 12' door and 1 ground-level 12' x 12' overhead door, as well as 0.41 acres of fenced and graveled lay down yard, providing ample outdoor storage space. Additionally, the building includes an 80' x 8' overhang on the back and a 14' x 35' awing on the side, adding to its functionality. The 6,500± square foot warehouse is open, with a 15' eave height and a 17' center clear height, well-lit with LED lighting, and equipped with exhaust fans, along with a 2,000± square foot mezzanine, providing ample space for storage and operations. The 2,360± square foot office area comprises 4 offices, a large front desk area, a conference room, and a group work area, offering a comfortable and productive workspace. With its modern amenities and functional layout, this property is an exceptional choice for businesses looking to optimize their warehouse and distribution activities. Schedule a viewing today and explore the potential this property holds for your operations.

## LOCATION DESCRIPTION

Conveniently situated just off of Thomas Rd, one of West Monroe's main commercial corridors, this location offers easy access to a bustling area of commercial activity. Additionally, it is only 0.5 miles from I-20, providing direct access to a major transportation route and enhancing the property's accessibility for warehouse and distribution operations. Nearby industrial parks and distribution centers create a robust network for logistical efficiency and business synergy, making this area an ideal choice for businesses seeking to optimize their warehouse and distribution activities. The strategic positioning and strong industrial presence of the area make it an attractive option for businesses looking to streamline their operations.

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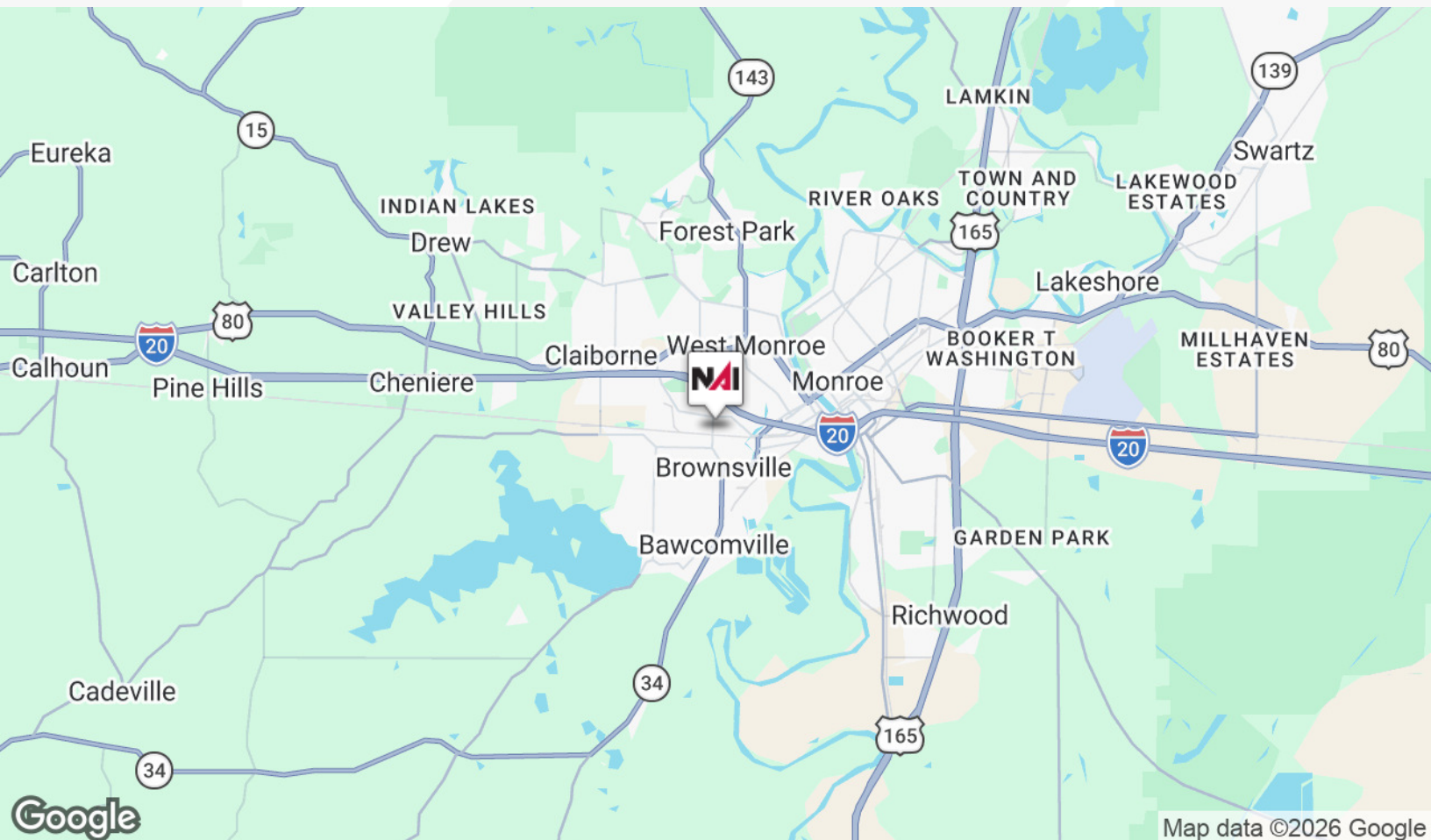
8,860 SF



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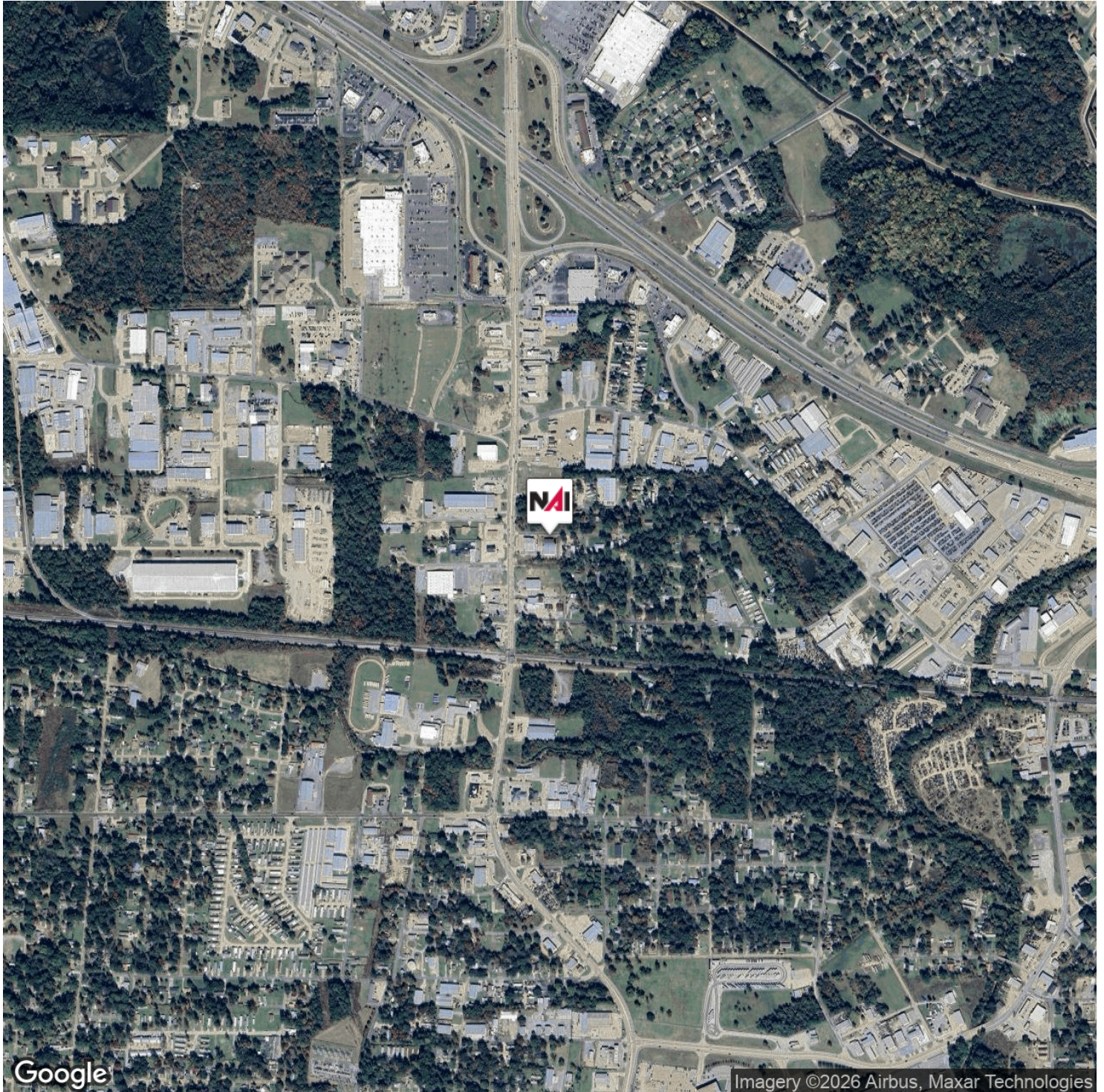
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