

Louisville Warehouse

Available - June 2027

2929 Louisville Avenue

Monroe, Louisiana



MAESTRI·MURRELL INC.
REAL ESTATE

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Louisville Warehouse

2929 Louisville Avenue, Monroe, Louisiana, 71201

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Square Footage	148,224
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Acreage	7.70 Acres
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Docks	Six
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Zoning	I-1
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Rent	\$7.00/ft NNN
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Estimated NNNs	\$1.55/ft
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Roof	New TPO 2026
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Ceiling Height	16' – 26' clear height
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SUMMARY

The Louisville Warehouse is in the heart of Monroe, less than ½ mile from Highway 165 and two miles from I-20. Built in two phases, the building comprises nearly 150,000 sq/ft, with tall ceiling heights and an entire new TPO roof installed in 2026. The building and property is out of the flood zone (X), is fully sprinkled, and has plenty of acreage to stage cars and trucks.

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