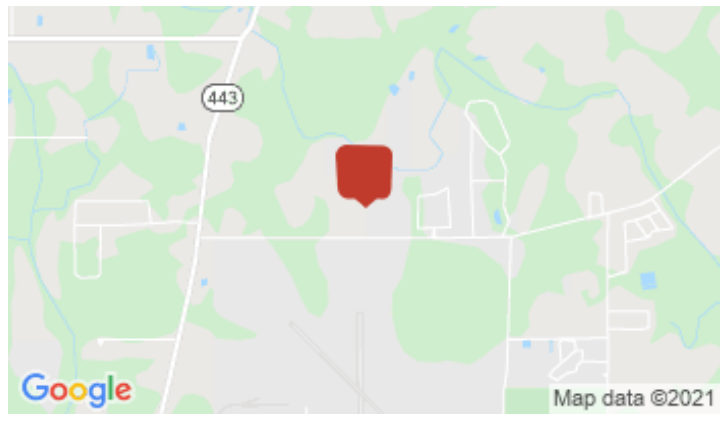


# Former Brown's Dairy Climate Controlled Distribution Facility



47081 Conrad Anderson Rd., Hammond, LA 70401

Listing ID:	30681466
Status:	Pending/Contingent
Property Type:	Industrial For Sale
Industrial Type:	Cold Storage, Industrial-Business Park
Gross Land Area:	3.95 Acres
Sale Price:	\$1,200,000
Unit Price:	\$48 PSF
Sale Terms:	Cash to Seller
Nearest MSA:	Hammond
County:	Tangipahoa
Loading:	1 Dock, 9 Doors
Tax ID/APN:	6215092
Zoning:	INDUSTRIAL
Property Use Type:	Vacant/Owner-User
Building/Unit Size (RSF):	25,000 SF
Tenancy:	Single Tenant



## Overview/Comments

Description: Former Brown's Dairy Storage and Distribution Facility located directly adjacent to the Hammond Regional Northshore Airport. 25,000 SF of Improvements (3,000 SF Office | 17,600 SF Climate Controlled Warehouse) situated on 3.953 Acres of Land. The office space includes three private offices, three restrooms, and one shower area. Eaves Height approx. 24'. Flood Zone "X". Highlights: -Rare Opportunity to Acquire a turnkey Climate Controlled Cold Storage Facility. -Regional Distribution Market Advantage Due to Proximity to I-12 x I-55 Interchange. -In Path of Economic Development, Medline Announcement of Future \$45M Facility Next to Hammond Airport. -Eight (8) Dock High Doors to Main Building. -One (1), Four (4) Truck, Canopy Covered Dock-High Loading Island. -Majority of Land/Yard Paved or Filled w/ Compacted Gravel

### More Information Online

<https://latterblum.catylist.com//listing/30681466>

### QR Code

Scan this image with your mobile device:



## Property Contacts



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