

IOWA FLEX-SPACE COMMERCIAL FACILITY

±155,000 SF OF FLEX SPACE AVAILABLE

800 FACTORY OUTLET DRIVE, IOWA, LOUISIANA 70647



±80,000 VEHICLES/DAY

NAILatter & Blum



FOR MORE INFORMATION

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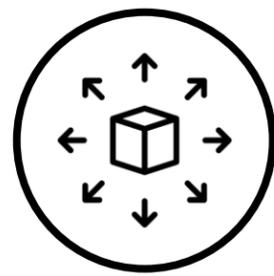
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BRICKS & MORTAR REAL ESTATE CO.

805 W Bayou Pines Dr.
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THE HIGHLIGHTS

- ±155,000 SF Gross Building Area
- Outparcels Available for Ground-up Development
- Great Exposure & Visibility Along Interstate 10
- Located Directly off Interstate Exit
- Approximately 800' of Frontage on Interstate 10
- Centrally Located Between Houston and New Orleans
- Part of the Lake Charles MSA -one of the fastest growing areas in the country
- Located in East Calcasieu Parish - the fastest growing region in the Parish
- Gigabit fiber service in the building from AT&T, Verizon, and Century Link

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THE SUMMARY

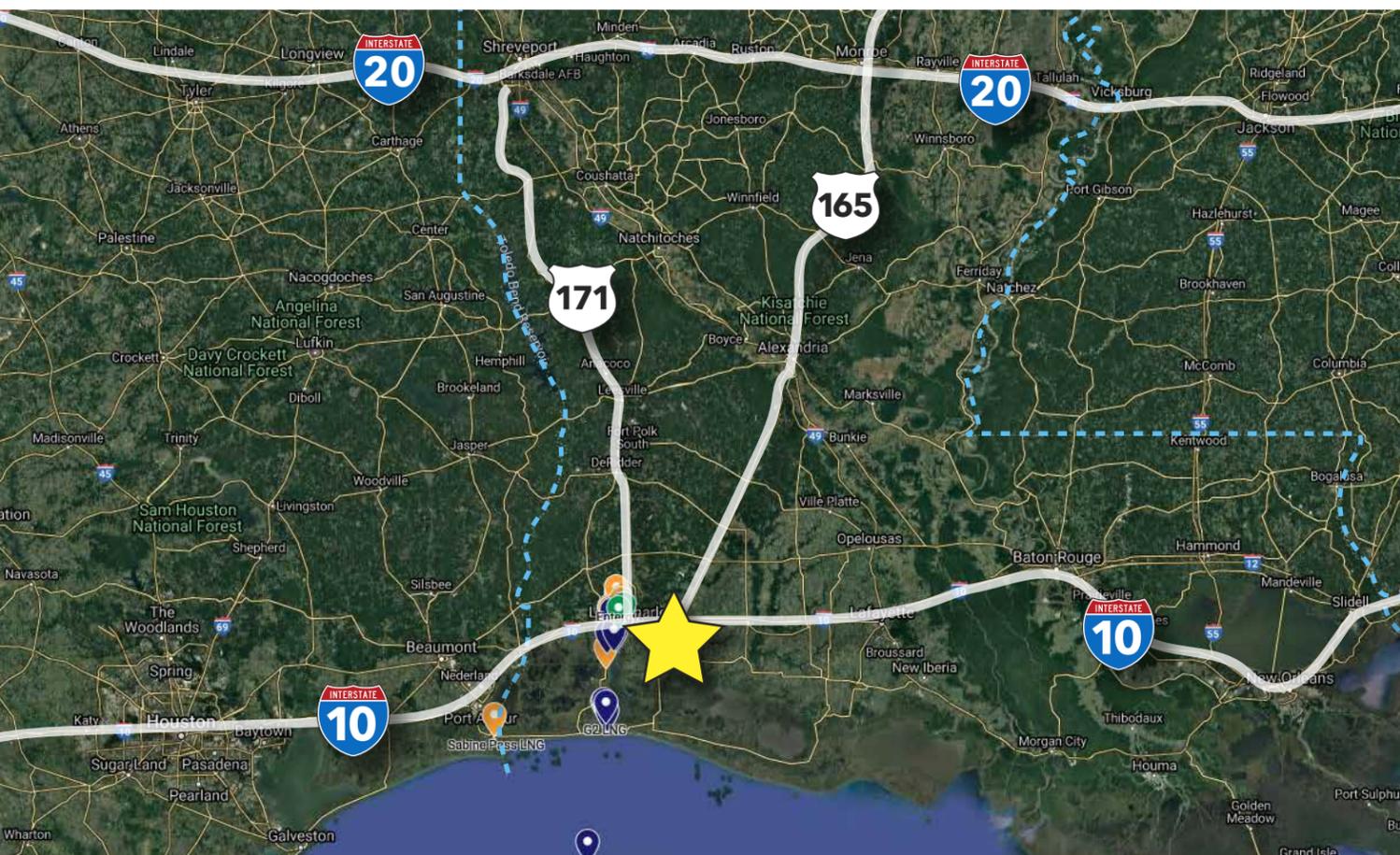
PHYSICAL ADDRESS	800 Factory Outlet Drive Iowa, Louisiana 70647
BUILDING SIZE	±155,000 SF
YEAR BUILT	1978
LOT SIZE	±22 Acres
PARKING	±800 Vehicles
CURRENT AVAILABILITY	90,000 SF
FUTURE AVAILABILITY	Additional 65,000 SF Available in August 2022
INTERIOR HEIGHT	14' -24'
LEASE RATE	\$5/SF + \$1.25/SF NNN Contact Agent(s) for Outparcel Pricing

THE OPPORTUNITY

\$6-8 Billion is NEW dollars coming into the SW LA economy, whether it is from insurance or the government. We are located in an area with outside growth of a BILLION DOLLARS A YEAR FOR THE NEXT 6 YEARS!

NAI Latter & Blum and Bricks & Mortar Real Estate Co. are pleased to offer for lease 155,000 SF of commercial/flex space for lease in Iowa, Louisiana, halfway between Lake Charles and Jennings, at the intersection of Highway 165 going north to Alexandria. Ideal tenants and/or users for the Flex Space facility are included, but not limited to: bulk climate controlled storage, office space, light manufacturing and/or distribution facility, boat or recreational vehicle outlet and large truck stop and convenience store. With a population of over 1.4 million with a 90 minute drive time of the subject property, the possibilities are limitless.

New owners have renovated the facility, added additional HVAC units, additional Bathrooms, landscaping and LED lighting.



AERIAL PHOTOS



LOCATION ADVANTAGES

- Traffic counts along I-10 in excess of 80,000 vehicles per day
- Easy access on and off I-10
- Located within Lake Charles MSA with a population of over 200,000 residents
- Approximately 155 miles to Houston, TX and 195 miles to New Orleans, LA

USES

- Distribution
 - Tractor supply
 - Building materials
 - Furniture
 - Outdoor products
 - RV / Large truck
 - Hydroponics
- Storage
 - Cold, Mini, Cross dock
- Light manufacturing
 - Assembly
 - Metal
 - Plastic
- Grocery Store

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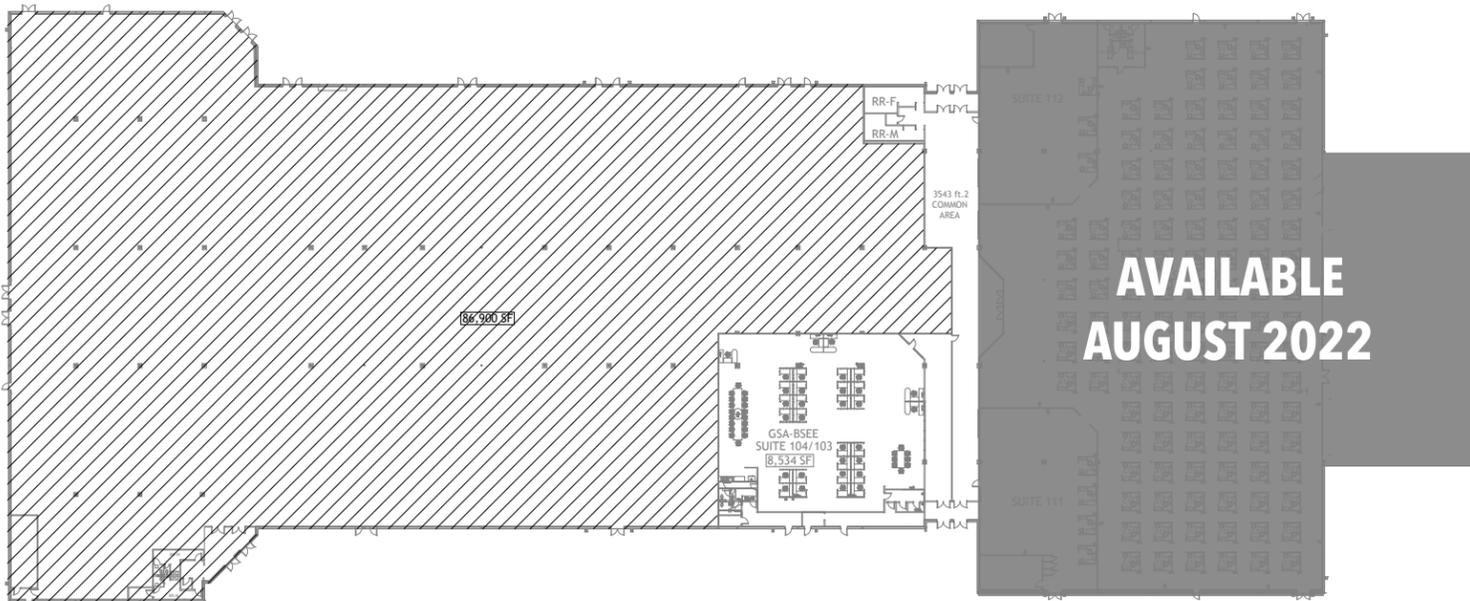
AVAILABLE OUTPARCELS



AERIAL PHOTOS



THE FLOOR PLAN



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LAKE CHARLES MSA DEMOGRAPHICS

Households

In 2020, there were **84,625** households with an average size of **2.53** people per household.

Household expenditure is **\$63,592** per year, with **\$3,001** spent eating out, **\$7,855** on transport and **\$19,678** on retail.

Household Income

Disposable income averages **\$49,811** per household or **\$28,641** per capita.

An estimated **16.1%** households live below the poverty line while **2.3%** have \$200,000 or more in disposable income.



Population

217,747 people live in the area, **106,530** men and **111,217** women.

With growth of **0.7%**, the population is expected to reach **224,911** by 2023

Home Value

The median home value is **\$160,318** with home ownership at **62.0%**.

Of the **95,954** homes **52,439** are owner occupied and **11,329 (11.8%)** vacant.

Age

The median age is **37.8**.

23.4% are under 18, **61.7%** 18-65 and **14.9%** 65 or older.

CONCEPTUAL DEVELOPMENT



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