# **3,000 SQ.FT. OFFICE/WAREHOUSE** 307 Amedee Dr, Scott, LA 70583

Listing ID: Status: Property Type: Industrial Type: Contiguous Space: Total Available: Lease Rate: Unit Price: Base Monthly Rent: Lease Type: 30672269 Pending Industrial For Lease Light Industrial 3,000 SF 3,000 SF \$1,800 (Monthly) \$7.20 PSF (Annual) \$1,800 Modified Gross

#### **Overview/Comments**

FORMER FITNESS CENTER. Approximately 800 sf office + 2,200 sf warehouse. Office area includes lobby, receptionist office with window into lobby, restroom, shower room with two shower stalls, & large office. Storage above office area. Warehouse has one 12'w x 14'h OH door. Ceiling & side walls insulated. Exhaust fan. 6 concrete parking spots. 16' eave height. Landlord pays property taxes & building insurance.

Near corner of N. Bud St.



N Latter & Blum

#### More Information Online

https://latterblum.catylist.com//listing/30672269



#### QR Code

Scan this image with your mobile device:

#### **General Information**

Tax ID/APN:	6066172	Zoning:	INDUSTRIAL LIGHT	
Industrial Type:	Light Industrial	Gross Building Area:	3,000 SF	
Available Space				
Status:	Pending	Space Type:	Relet	
Suite/Unit Number:	A	Date Available:	05/01/2020	
Space Available:	3,000 SF	Lease Rate:	\$1,800 (Monthly)	
Minimum Divisible:	3,000 SF	Lease Type:	Modified Gross	
Maximum Contiguous:	3,000 SF	Parking Spaces:	0	

#### **Area & Location**

Property Located Between:

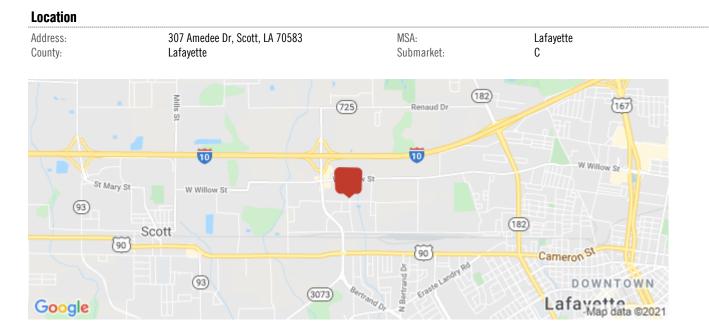
**Building Related** 

Property Condition:	Average	Freight Elevators:	0	
Construction/Siding:	Aluminum Siding	Sprinklers:	None	
Parking Type:	Surface	Heat Type:	Electricity	
Parking Description:	6 concrete parking spots.	Air Conditioning:	Engineered System	
Passenger Elevators:	0			

#### **Land Related**

Zoning Description:IL. Industrial LightWater Service:MunicipalSewer Type:Municipal

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### **Property Images**



Lobby

**Receptionist Office** 



Restroom

Left Shower

All



**Right Shower** 



Shower Vanity



Rear Office



WH Facing Rear



WH Facing Front

# **Property Contacts**



## Dewitt C David, Jr

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WH Stairs



Decked Above Office Area

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