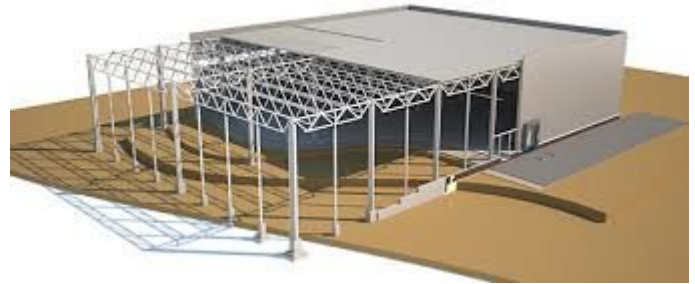


Existing Warehouse To be Erected

111 Sugar House Road, Port Allen, LA 70767



Listing ID: 30719417
Status: Active
Property Type: Industrial For Lease
Industrial Type: Warehouse/Distribution
Contiguous Space: 114,000 SF
Total Available: 114,000 SF
Lease Rate: \$6 - 8 PSF (Annual)
Base Monthly Rent: \$57,000 - 76,000
Lease Type: NNN
Nearest MSA: Baton Rouge
County: West Baton Rouge
Tax ID/APN: 045100000202



Overview/Comments

EXISTING PRE ENGINEERED METAL BUILDING ALREADY ON SITE TO BE ERECTED AND FINISHED SOON.. This is a very unique opportunity to lease a building in the near future that is already on site and ready to be finished to suit a potential tenants needs.. We believe that the costs savings for the facility are significant due to the rapidly rising cost of construction materials such as steel, metal and lumber.. Proposed distribution facility available for lease in the Baton Rouge MSA. This building will be situated on a corner parcel in Poplar Grove Industrial Park with direct visibility from LA 1.. The buildings can be modified per tenants' requirements. This site enjoys excellent access to I-10, US Hwy 190, US HWY 61, and I-110. All parcels are accessible from multiple points of ingress and egress off LA 1 with median cuts and deceleration/turn lanes in place. Building to be delivered approximately 5 months from lease signing. Land is currently zoned, cleared, fee simple owned, and shovel ready for development!. No wetlands are in place and drainage work has been performed. Roadwork within the park was built above typical roadway construction standards and is designed to carry heavy loads for a very long time. Owner is an extremely qualified general contractor and is ready to begin construction immediately. These properties are not for sale. This is a build to suit lease only.. Austin Earhart / Senior Advisor. 225-329-0279 / Cell 225-955-8269 / ...

More Information Online

<https://stirlingprop.catylist.com//listing/30719417>

QR Code

Scan this image with your mobile device:



Property Contacts



Austin T Earhart

Stirling Properties Baton Rouge
225-955-8269 [M]
aearhart@stirlingprop.com