

For Lease

# Mixed Use

8,304 SF



AVAILABLE SF:	8,304 SF
LEASE RATE:	\$4,600 per month Mod Gross (New)
LOT SIZE:	1.23 Acres
BUILDING SIZE:	8,304 SF
YEAR BUILT:	2011
ZONING:	COMMERCIAL
MARKET:	Monroe

## Property Overview

The property is just off Highway 165 North, with good visibility from Highway 165 North. The building has a truck well as well as a loading dock, with a covered loading area. The building could be used for multiple uses: office, warehouse, distribution center, or retail. The building office/retail area has a drop down ceiling with 9'-9" of clearance. The Warehouse area has a side clearance of 11'-6" and center height of 12'-7". The building has an open floor plan which could be converted to allow for more office or warehouse space. There is half of an acre of unused land beside and behind the building that could be used for additional building square footage, parking, or for a lay down yard.

## Location Overview

located a mile away from CenturyLink's Corporate Headquarters and the New development of Century Village. The property is located near the fast growing town of Sterlington

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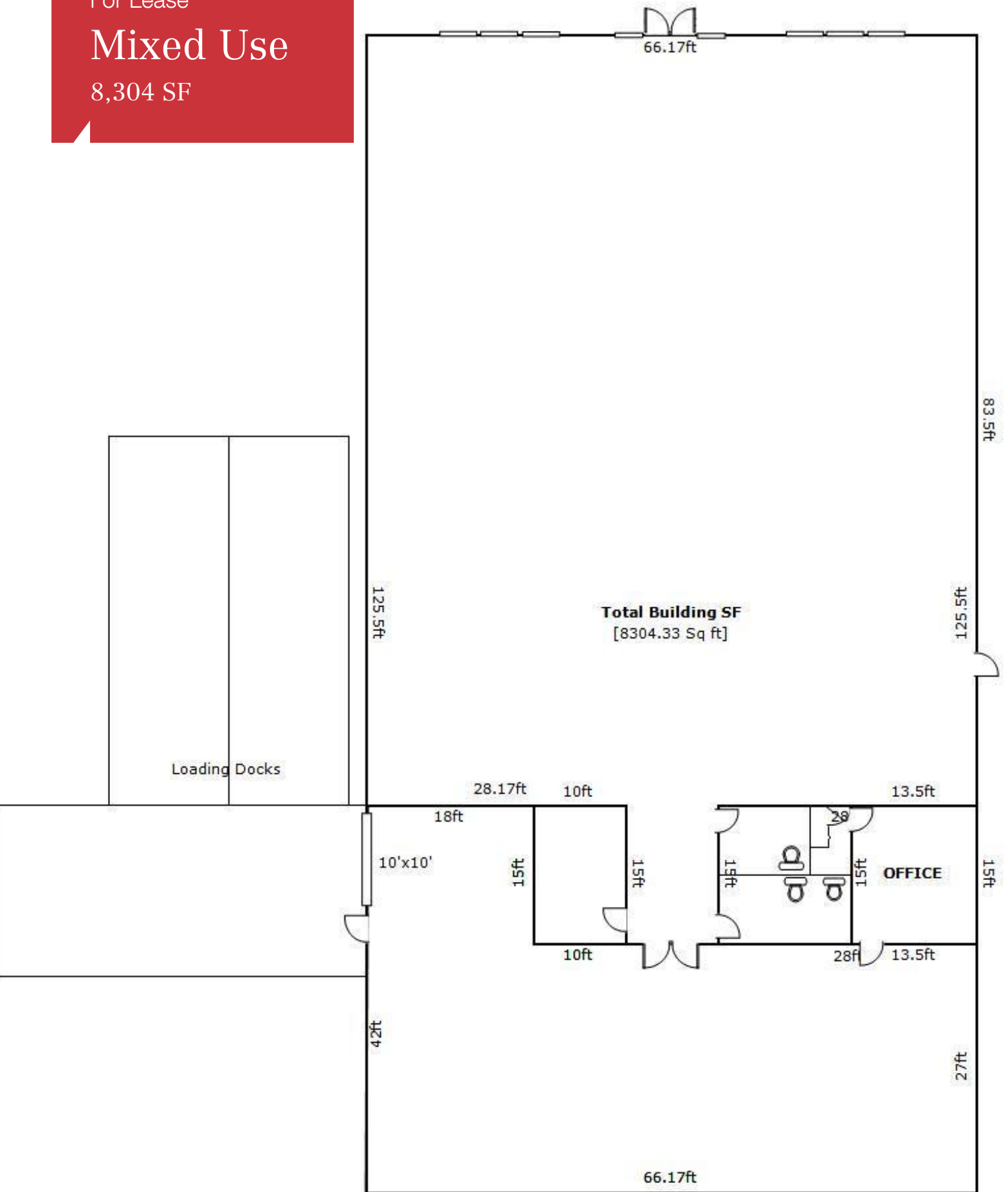
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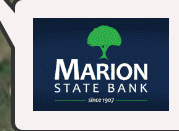
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