

For Sale

Multi-Use Warehouse / Office

48,170 SF



3000 Cameron St

Monroe, Louisiana 71201

Property Highlights

- Two Covered Truck Wells
- Completely Heated & Cooled Warehouse
- 13' to 27' Clear Heights
- Separate Truck Well at Back of Building

Property Description

This 48,170 SF warehouse/office sites on 2.31± acres, minutes from Hwy 165 and I-20. The facility was formerly used for printing and distribution. The 36,400± SF warehouse features clear height from 13' to 27', complete climate controlled, two covered truck wells, one open truck well and 4 ground level overhead doors. The 11,770± SF office space offers numerous workstations, private offices, break areas, secure lobby area, and large conference room. The office space has dropdown ceilings and some of the office space could be converted back to warehouse.

OFFERING SUMMARY

Sale Price	\$1,475,000
Building Size	48,170 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	4,063	\$68,692
3 Miles	41,419	\$60,022
5 Miles	77,687	\$52,505

For more information

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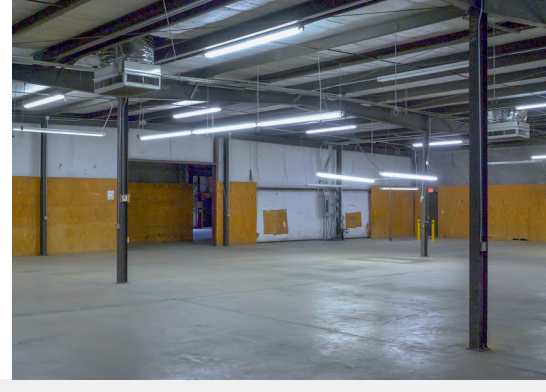
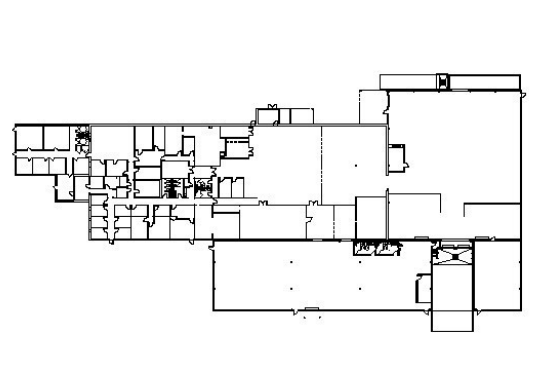
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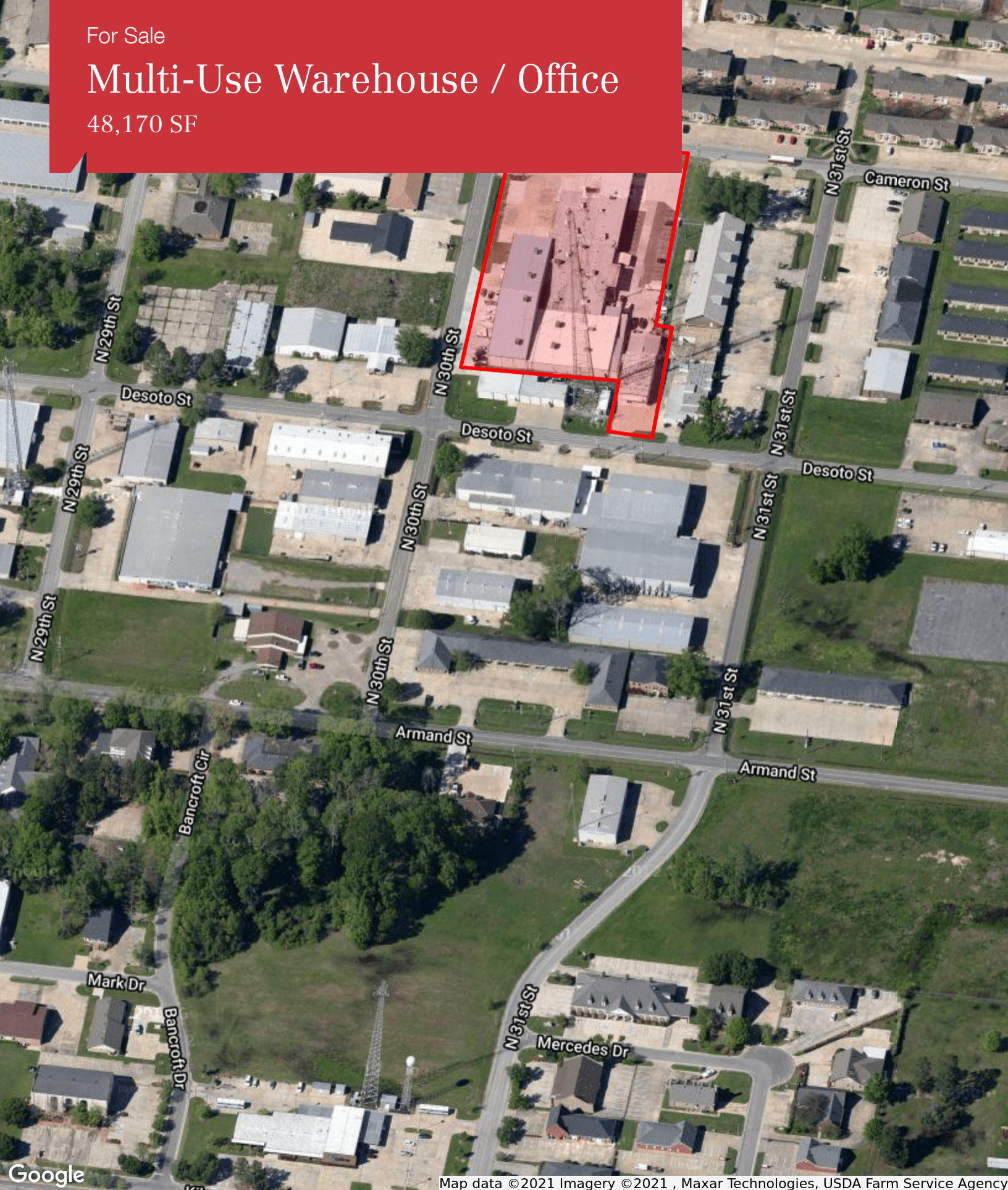
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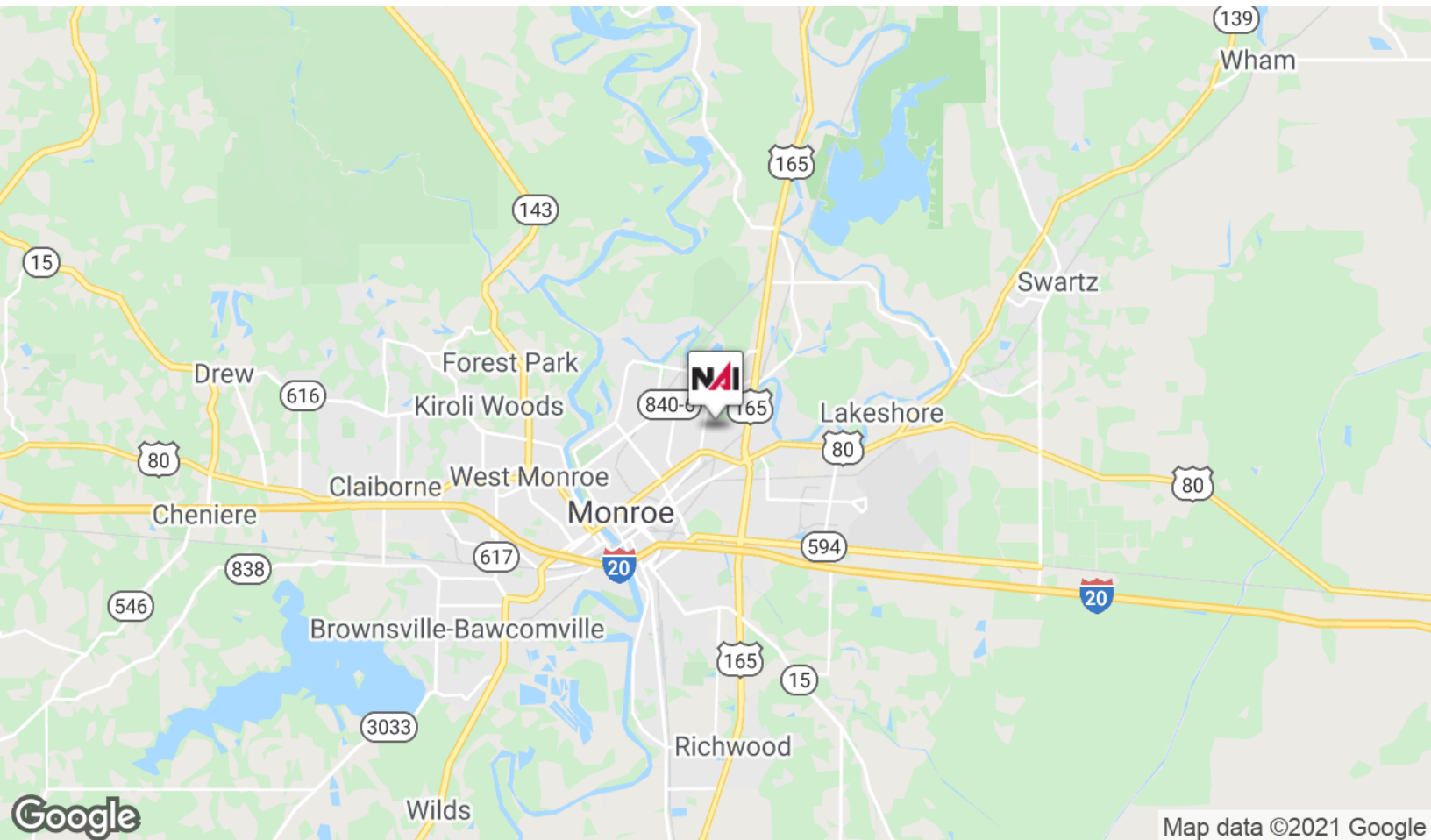
Google

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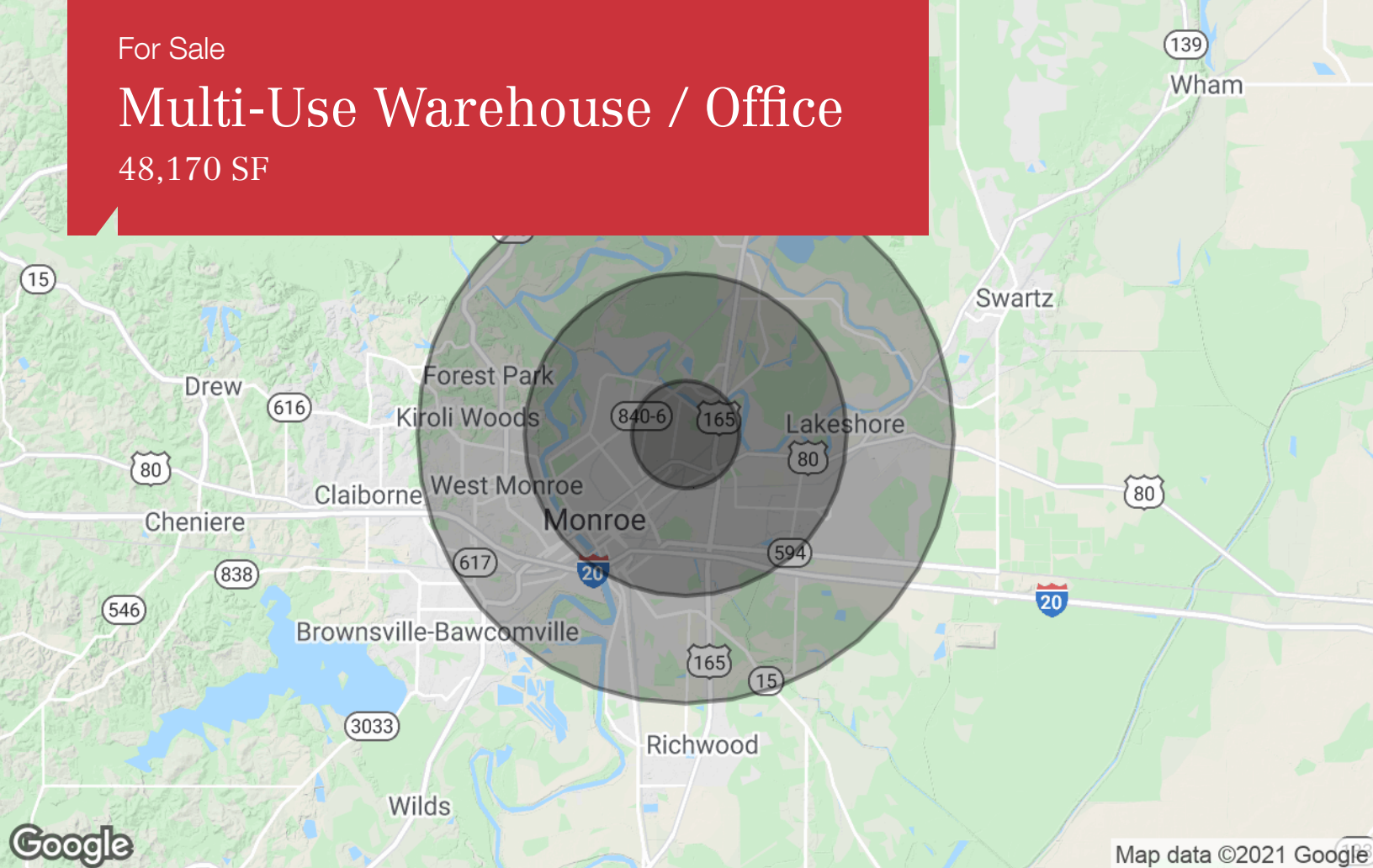
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Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	4,063	41,419	77,687
MEDIAN AGE	41.2	35.6	33.7
MEDIAN AGE (MALE)	38.7	33.3	31.1
MEDIAN AGE (FEMALE)	42.9	37.4	35.7

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,788	16,399	30,312
# OF PERSONS PER HH	2.3	2.5	2.6
AVERAGE HH INCOME	\$68,692	\$60,022	\$52,505
AVERAGE HOUSE VALUE	\$269,017	\$199,177	\$159,820

Race

	1 Mile	3 Miles	5 Miles
% WHITE	51.3%	45.9%	43.3%
% BLACK	45.6%	52.4%	55.4%
% ASIAN	1.3%	0.6%	0.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.1%
% OTHER	1.7%	1.0%	0.7%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	2.0%	1.6%	1.3%

* Demographic data derived from 2010 US Census