



Heavy-Industrial Zoning in Ascension Parish w/ Yard

41220 Highway 42, Prairieville, LA

Overview

Location

Site Plan

Property Highlights:



\$695,000 (\$38.61/SF)

- Situated on 4.57 acres, the subject property includes three (3) industrial buildings, including:
- 12,400 SF shop building with adjacent office area. Includes 8,000 SF warehouse, 2,600 SF shop, and 1,800 SF office. Warehouse eave height is 24' and is equipped with a rear-loaded 4.5-foot loading dock
- 5,000 SF warehouse. Pre-engineered metal, steel frame building with 14' eave height
- 960 SF maintenance building with a 2-ton crane. Pre-engineered metal, steel frame building with 12' eave height
- Substantial laydown yard makes this facility ideal for a petrochemical service company, heavy equipment company, sandblasting/coating company, or automotive repair business
- Ample power throughout. 440v, three-phase electrical throughout with 220v conversion

Bill Sanders, CCIM

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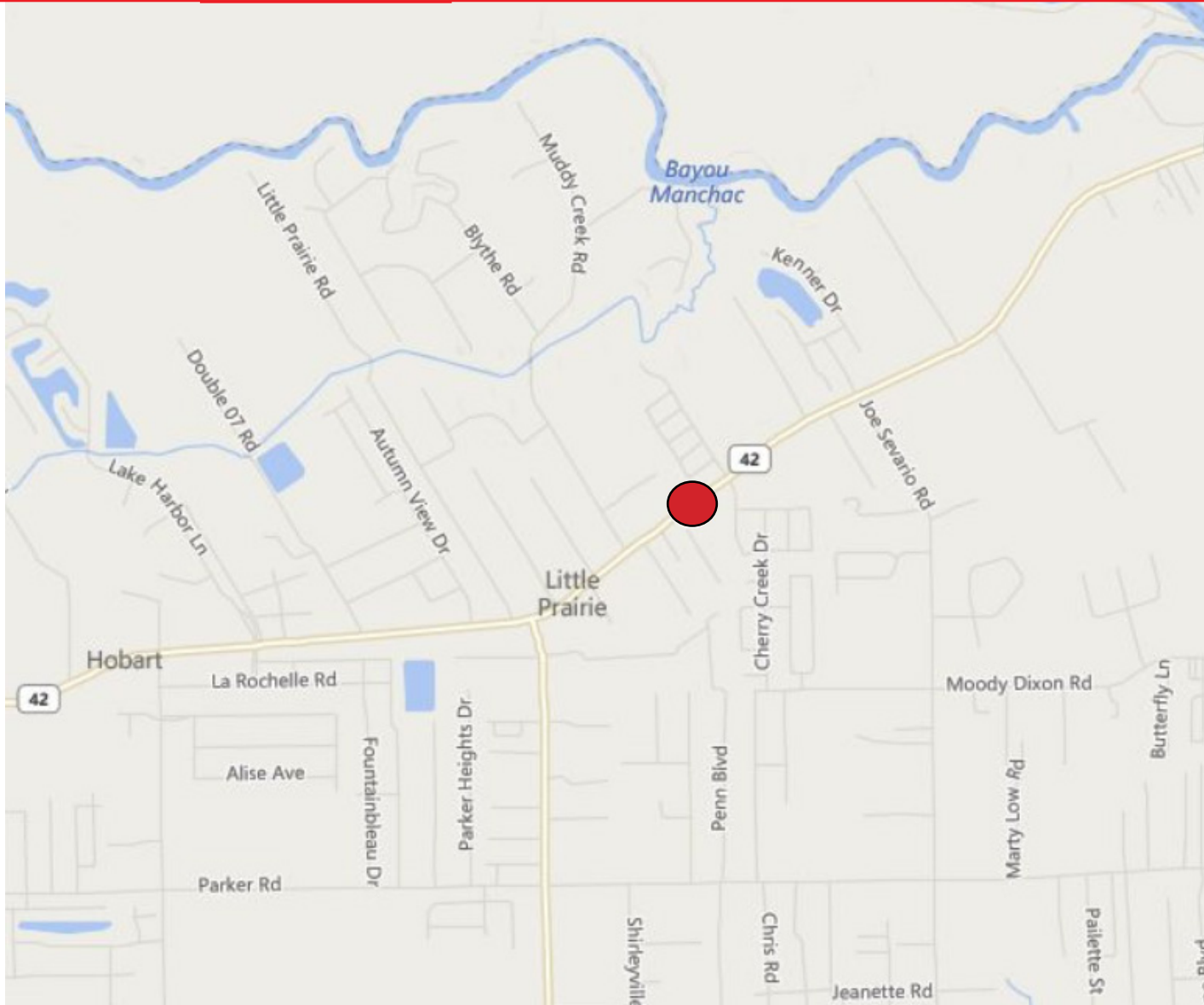
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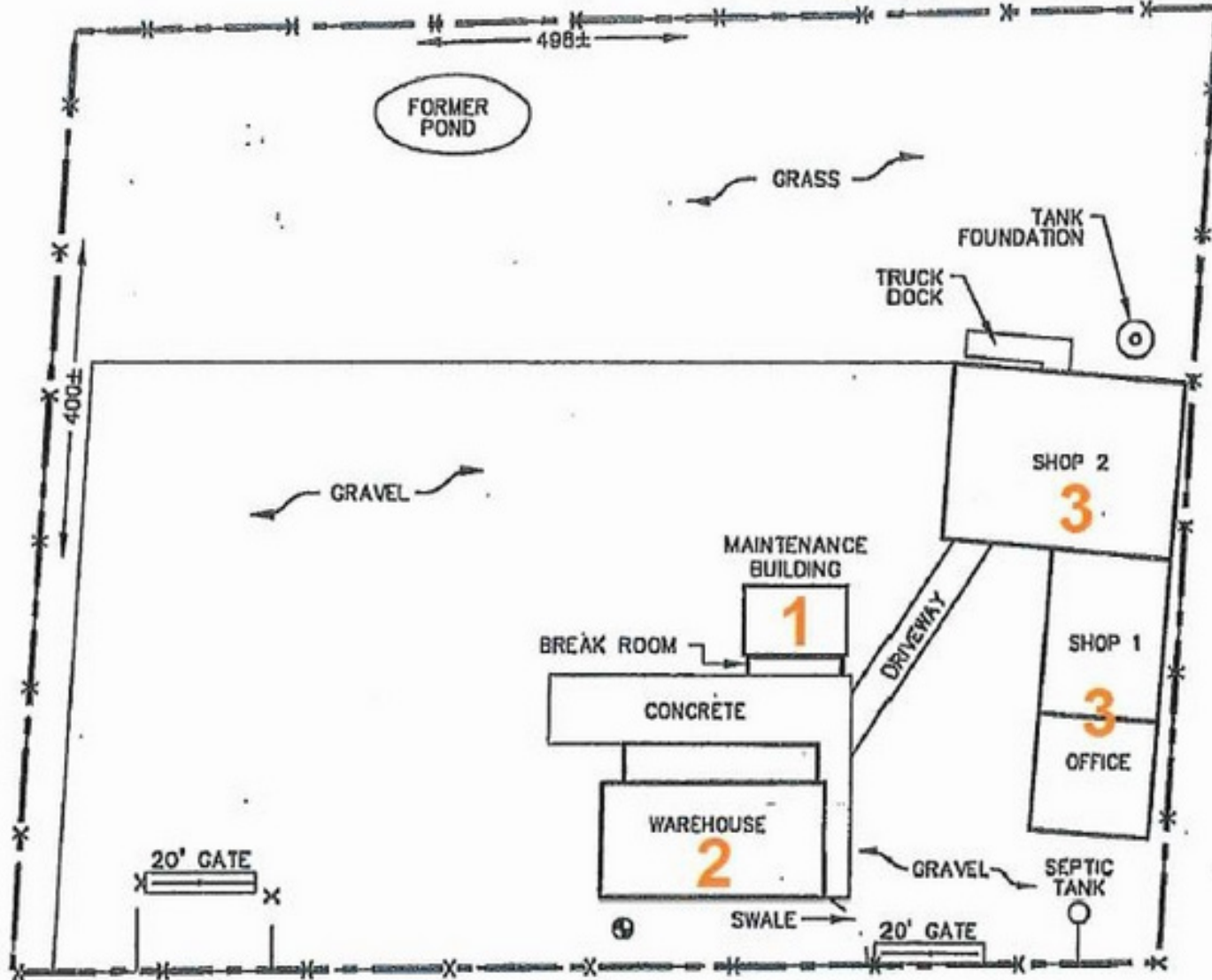
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