

LACOMBE WAREHOUSE ON HIGHWAY 434

64105 Highway 434, Lacombe, LA 70445



SALE PRICE:	\$639,000
BUILDING SIZE:	5,000 SF
WAREHOUSE SIZE:	4,000 SF
OFFICE SIZE:	1,000 SF
LOT SIZE:	1.28 Acres
ZONING:	I-2
CROSS STREETS:	Krentel Rd., I-12

PROPERTY OVERVIEW

Metal Warehouse/Office located across the street from former LA Heart Hospital, now being redeveloped into an Ochsner post-acute care center. Currently on 2-year lease. Ideal for auto services, transportation, manufacturing, and other industrial uses in an area poised for growth! Warehouse has ample storage area and two 12-foot roll-up doors including one rear door at ground level with drive-in access and one front door dock-high with loading dock. Office includes reception, bathroom, and 3 private offices. Drive-around truck access to rear of building with a large 0.6-acre side yard for extra vehicle/equipment storage. Ample parking and easy access to I-12!

LOCATION HIGHLIGHTS

- Close to new St. Tammany Parish Emergency Operations Center on Krentel Rd.
- Roughly 2 miles from Northshore Technical Community College's new Lacombe campus
- Roughly 2 miles from 848-acre Tamanend Mixed Use Development
- 1 mile from Lacombe Distribution Center (Folger's Coffee).
- Also For Lease at \$2500/Monthly, NNN

KW COMMERCIAL
1522 W. Causeway Approach
Mandeville, LA 70471

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RECEPTION AREA



KITCHENETTE, DOORS LEADING TO OFFICES



OFFICE 1



OFFICE 2



OFFICE 3



STORAGE AREA IN WAREHOUSE

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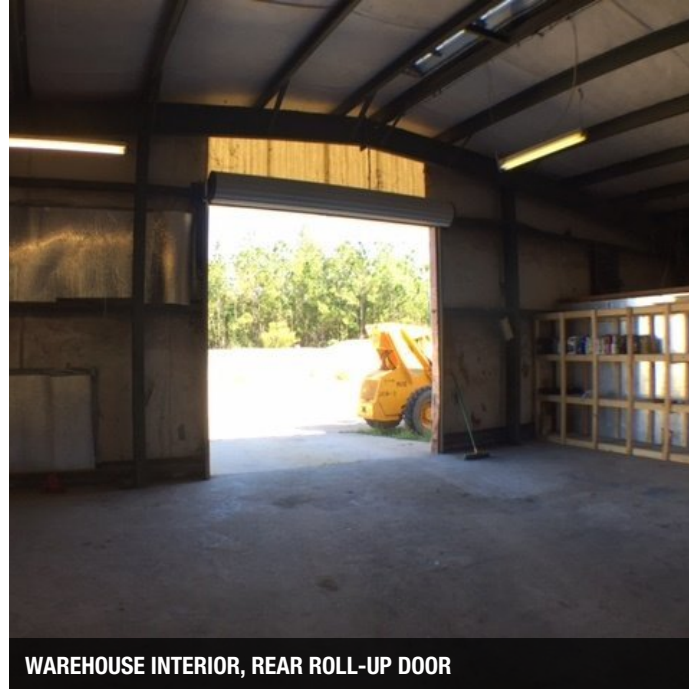
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WAREHOUSE INTERIOR



WAREHOUSE INTERIOR, REAR ROLL-UP DOOR



WAREHOUSE INTERIOR



SOUTH SIDE OF WAREHOUSE, DRIVE-AROUND ACCESS TO REAR

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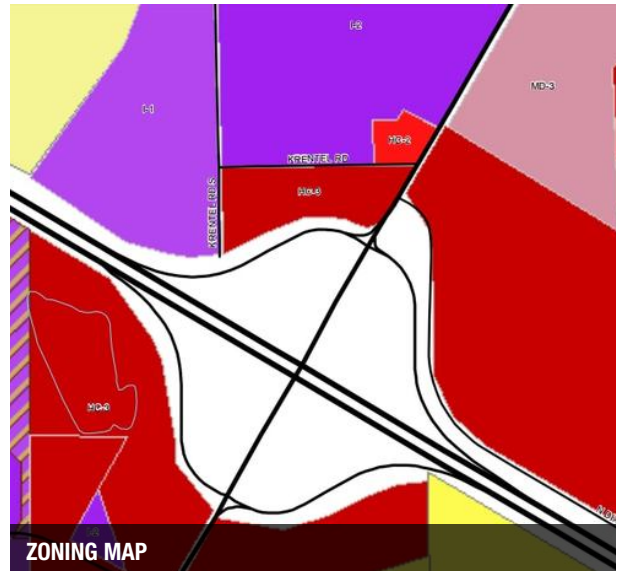
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BUILDING REAR



0.6-ACRE SIDE STORAGE YARD, LOOKING TOWARD LA-434



ZONING MAP

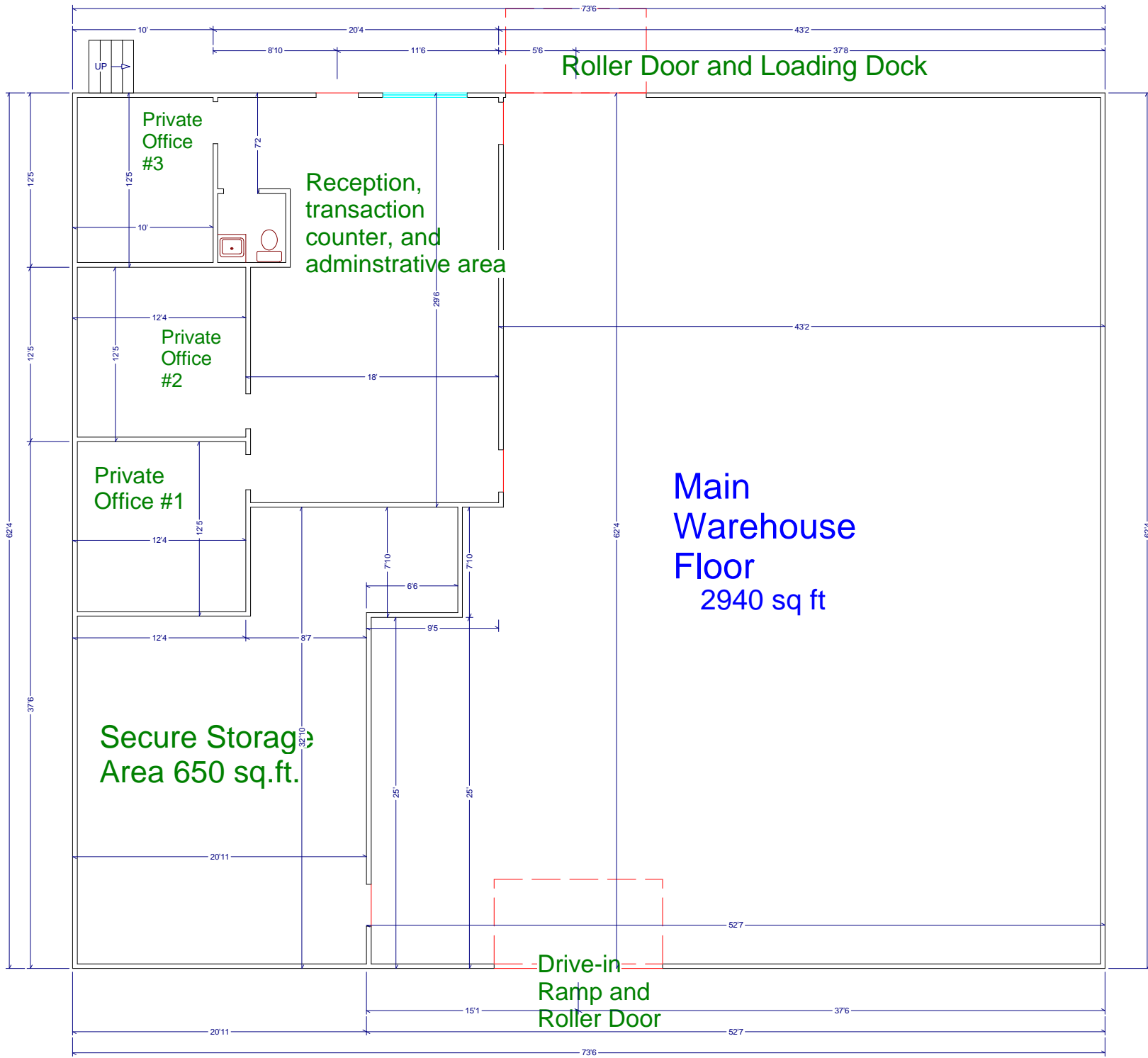
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***Purchaser/Tenant to verify square footage**





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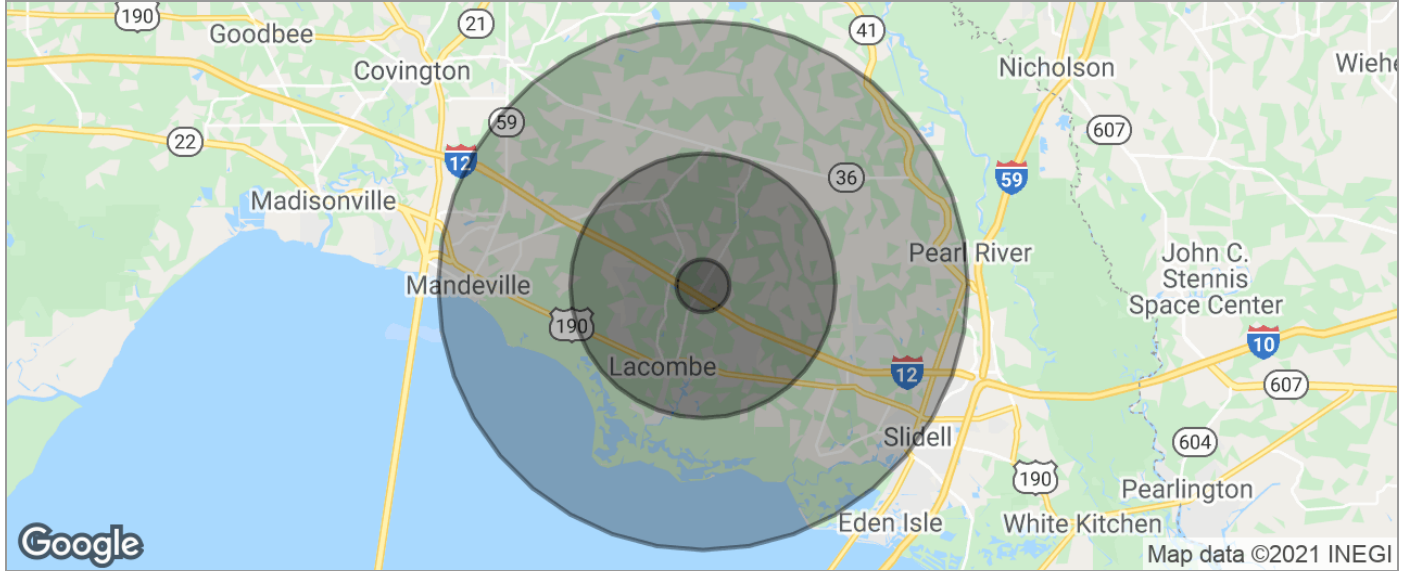
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	486	13,615	68,941
MEDIAN AGE	38.2	38.9	37.0
MEDIAN AGE (MALE)	37.4	38.2	36.0
MEDIAN AGE (FEMALE)	39.0	39.7	38.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	177	5,080	24,371
# OF PERSONS PER HH	2.7	2.7	2.8
AVERAGE HH INCOME	\$69,120	\$64,401	\$71,307
AVERAGE HOUSE VALUE		\$190,881	\$202,406
RACE	1 MILE	5 MILES	10 MILES
% WHITE	75.1%	74.9%	78.6%
% BLACK	20.2%	20.1%	16.2%
% ASIAN	0.4%	0.6%	0.8%
% HAWAIIAN	0.0%	0.2%	0.0%
% INDIAN	0.0%	0.1%	0.4%
% OTHER	1.9%	2.5%	2.6%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	5.8%	5.4%	5.5%

* Demographic data derived from 2010 US Census

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