



2760 Sugarhouse Road

Port Allen, LA 70767

Rent: \$16,000/month

Industrial | Single Tenant

Building Details

Property Type:	Industrial
Subtype:	Warehouse, Office
Land Acres:	6.5
Year Built:	2005
Buildings:	1
Stories:	1
Zoning:	I-1, Light Industrial District

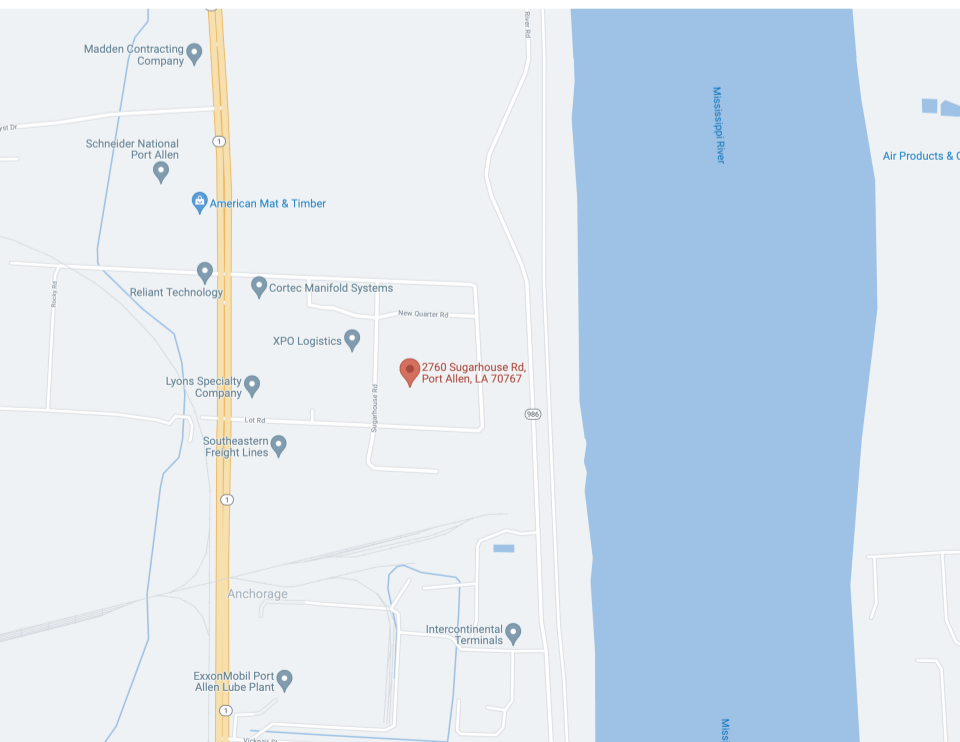
Building Description

Industrial Office and Warehouse space for lease, sits on 6.5 acres of land in Port Allen, LA. Building is 14,419 sq/ft total, 4,305 sq/ft being office area and 10,114 sq/ft being warehouse area. There is also an additional 3-sided, free standing, metal canopy with a 20ft eave height included on the property. There are also 2, 5-ton overhead cranes on crane ways and 3-phase power. Building features 3 overhead doors (two are 16'x16' and one is 18'x22'), alarm system and security cameras, and concrete paved open parking with 22 marked spaces. Property also includes 4.6 acres of fenced stabilized yard.

Building Highlights

- 4,305 sq/ft Office Space
- 10,114 sq/ft Warehouse
- 4,305 sq/ft Mezzanine
- 2,952 sq/ft 3-Sided Shed
- 24' Eave Height
- 4.6 acres of fenced stabilized yard
- 2 16'x16' overhead doors
- 1 18'x22' overhead door

Building Location



Lease Details

Monthly Base Rent:	\$16,000
Lease Type:	NNN
Lease Term:	5+ years