

# LACOMBE WAREHOUSE

64105 Highway 434, Lacombe, LA 70445



<b>SALE PRICE:</b>	\$639,000
<b>BUILDING SIZE:</b>	5,000 SF
<b>LOT SIZE:</b>	1.28 Acres
<b>WAREHOUSE SIZE:</b>	4,000 SF
<b>OFFICE SIZE:</b>	1,000 SF
<b>ZONING:</b>	I-2
<b>CROSS STREETS:</b>	I-12
<b>BROCHURE DATE:</b>	9/27/17

## PROPERTY OVERVIEW

Metal Warehouse/Office located right across the street from former LA Heart Hospital, now owned by Stirling Properties. Building is approximately 5,000 square feet with 1,000 square feet of office space. Warehouse has two roller doors including one with at ground level with drive-in access and other with loading dock. Office space includes reception area, bathroom, and 3 private offices. Truck access around building with large 0.6-acre side yard for extra vehicle and equipment storage. Total site 1.28 acres.

## PROPERTY FEATURES

- 5,000 SF Metal Warehouse with Office in Lacombe
- Located across from former LA Heart Hospital
- Warehouse is approximately 4,000 SF, Office approximately 1,000 SF
- Three private offices, reception area, and bathroom
- Warehouse features storage area, 2 roll-up doors in front/rear, truck access, and side yard for storage

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1522 W. Causeway Approach  
Mandeville, LA 70471

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**SOUTH SIDE**



**BUILDING REAR**



**STORAGE YARD**

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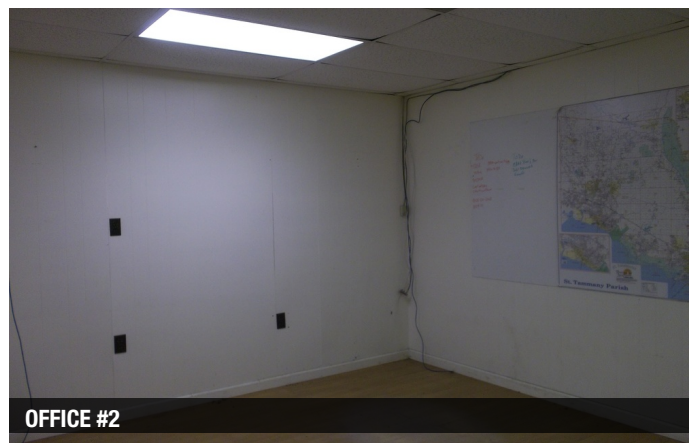
**OFFICE RECEPTION AREA**



**SMALL KITCHEN IN RECEPTION**



**OFFICE #1**



**OFFICE #2**



**OFFICE #3**



**WAREHOUSE DOOR**

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**STORAGE AREA IN WAREHOUSE**



**WAREHOUSE FACING FRONT**



**WAREHOUSE FACING BACK**



**STORAGE YARD FACING HWY 434**

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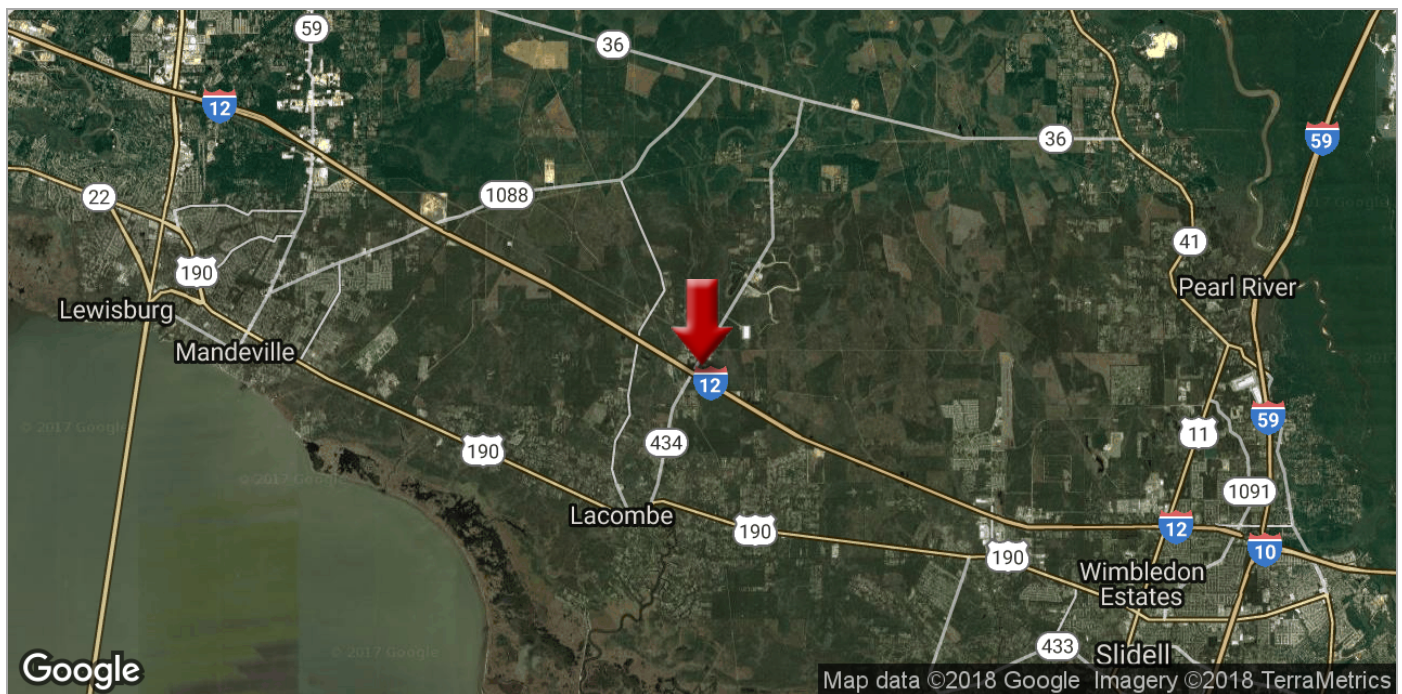
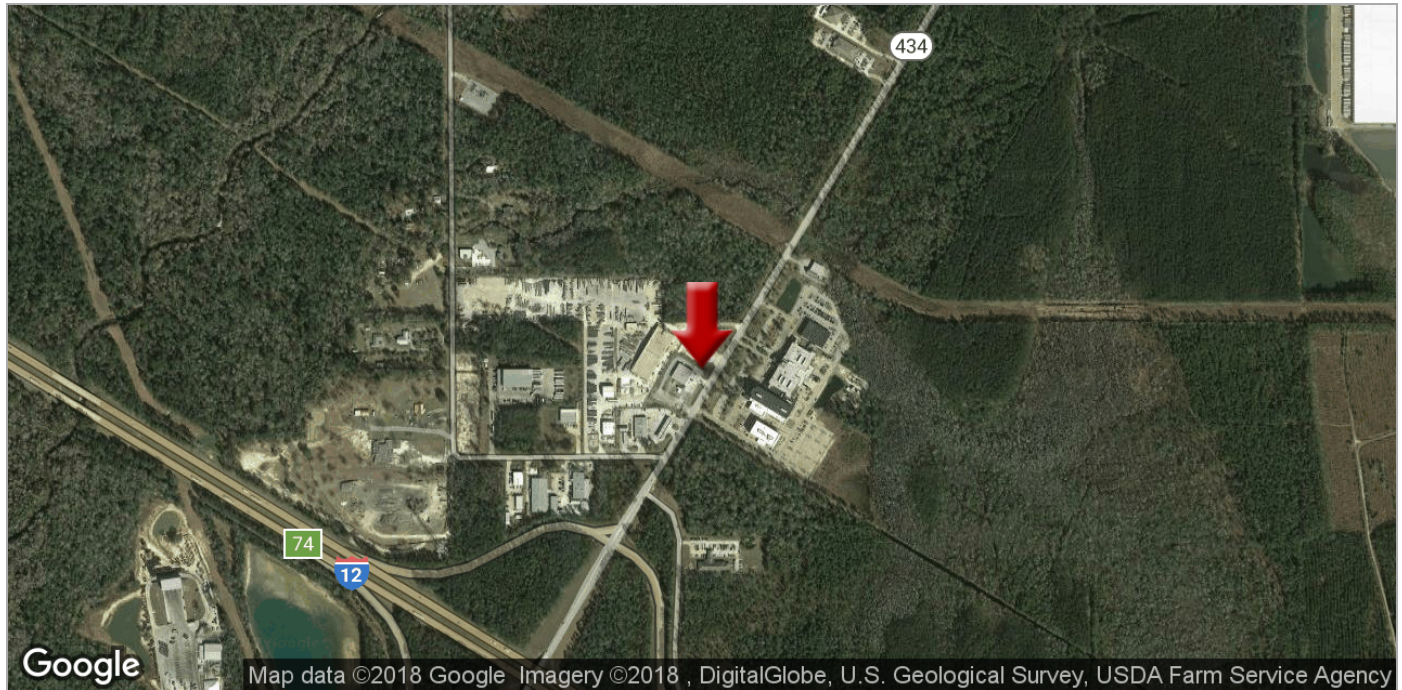
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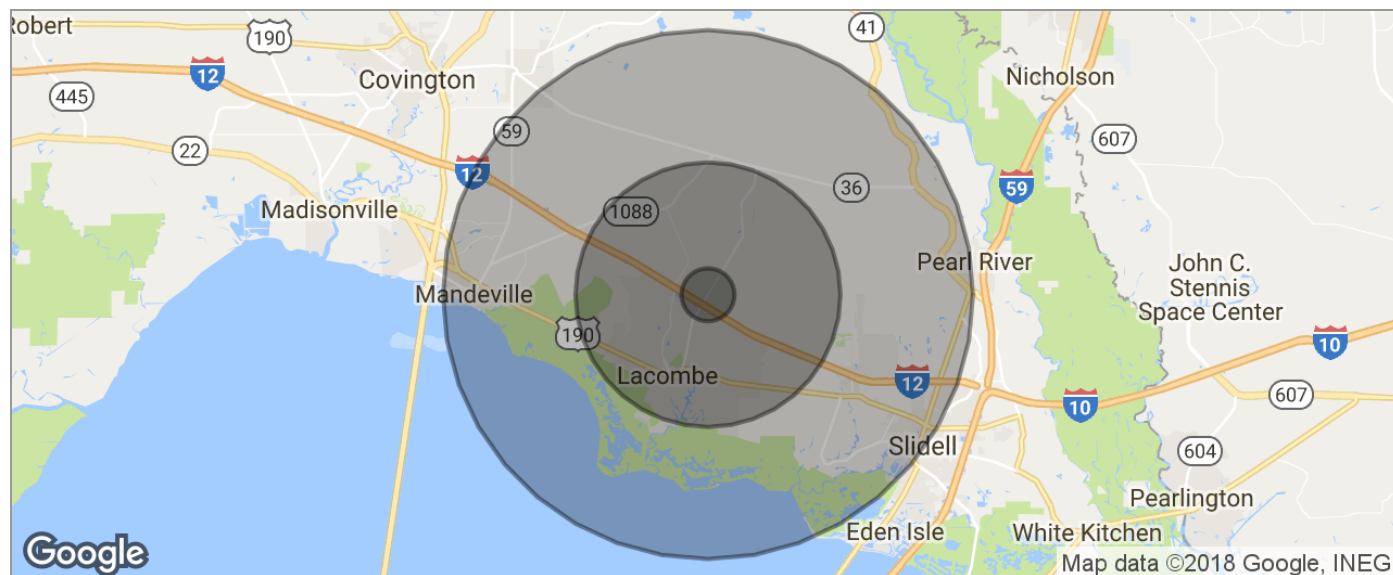
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	486	13,615	68,941
MEDIAN AGE	38.2	38.9	37.0
MEDIAN AGE (MALE)	37.4	38.2	36.0
MEDIAN AGE (FEMALE)	39.0	39.7	38.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	177	5,080	24,371
# OF PERSONS 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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