

PORT ALLEN WAREHOUSE WITH SURPLUS LAND



OFFERING SUMMARY

Sale Price:	\$415,000 \$58.84/SF
Lot Size:	1.07 Acres
Building Size:	7,053
Zoning:	L2, Light Industrial
Market:	LA-Baton Rouge
Price / SF:	\$58.84

PROPERTY OVERVIEW

This 7,053 SF Warehouse sits on a ± 1.07 acre lot, minutes from Interstate 10 in Port Allen. The warehouse features a $\pm 16'$ roll-up door and a small restroom/storage room in the northeast corner. There are ± 7 parking spots in the parking lot and plenty of additional space for more parking or a turn-around area. A power line crosses the property from north/south approximately 40' inside of the western property line. Primary Care Health Clinic is located to the north of the property and Republic Valve is located to the south.

PROPERTY HIGHLIGHTS

- 7,053 SF Warehouse
- 1.07 Acre Lot
- $\pm 16'$ Roll-up Door

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ELIFIN

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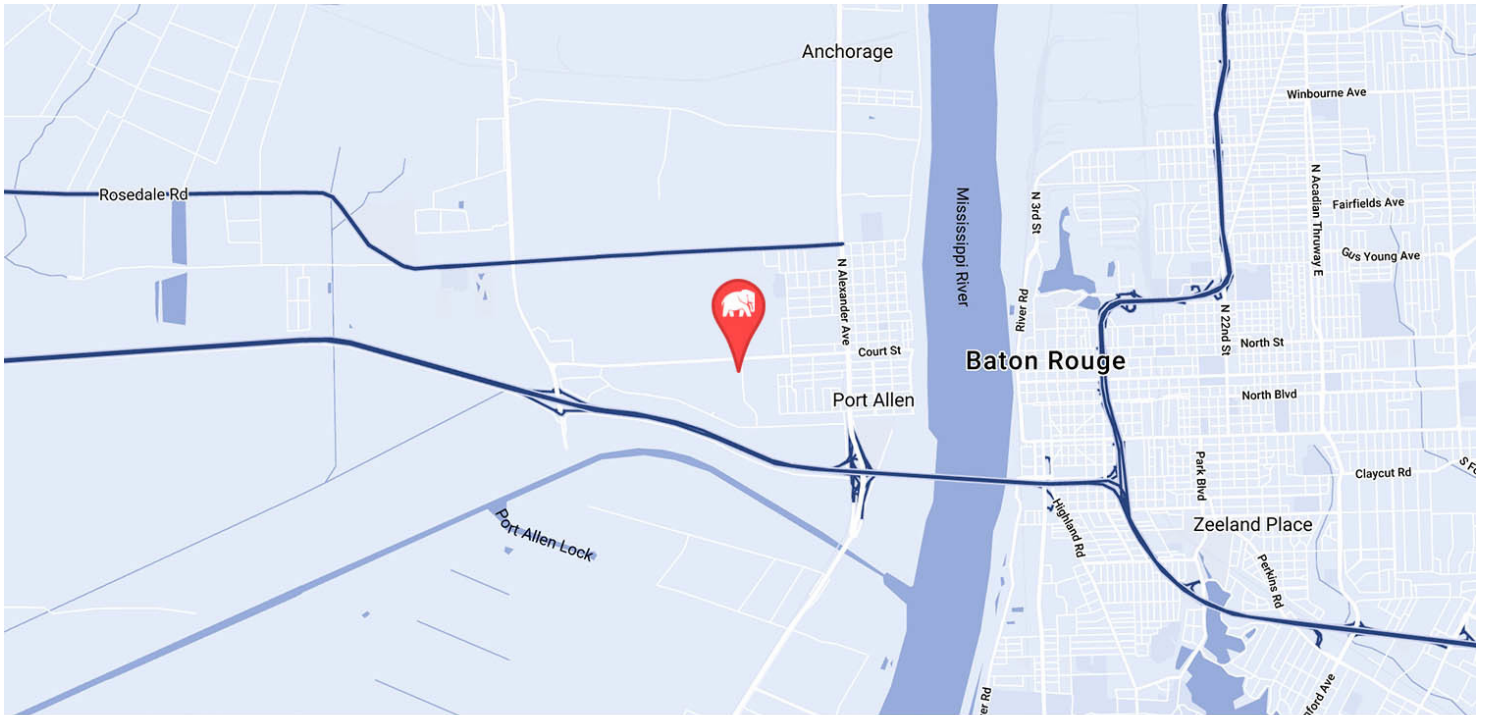


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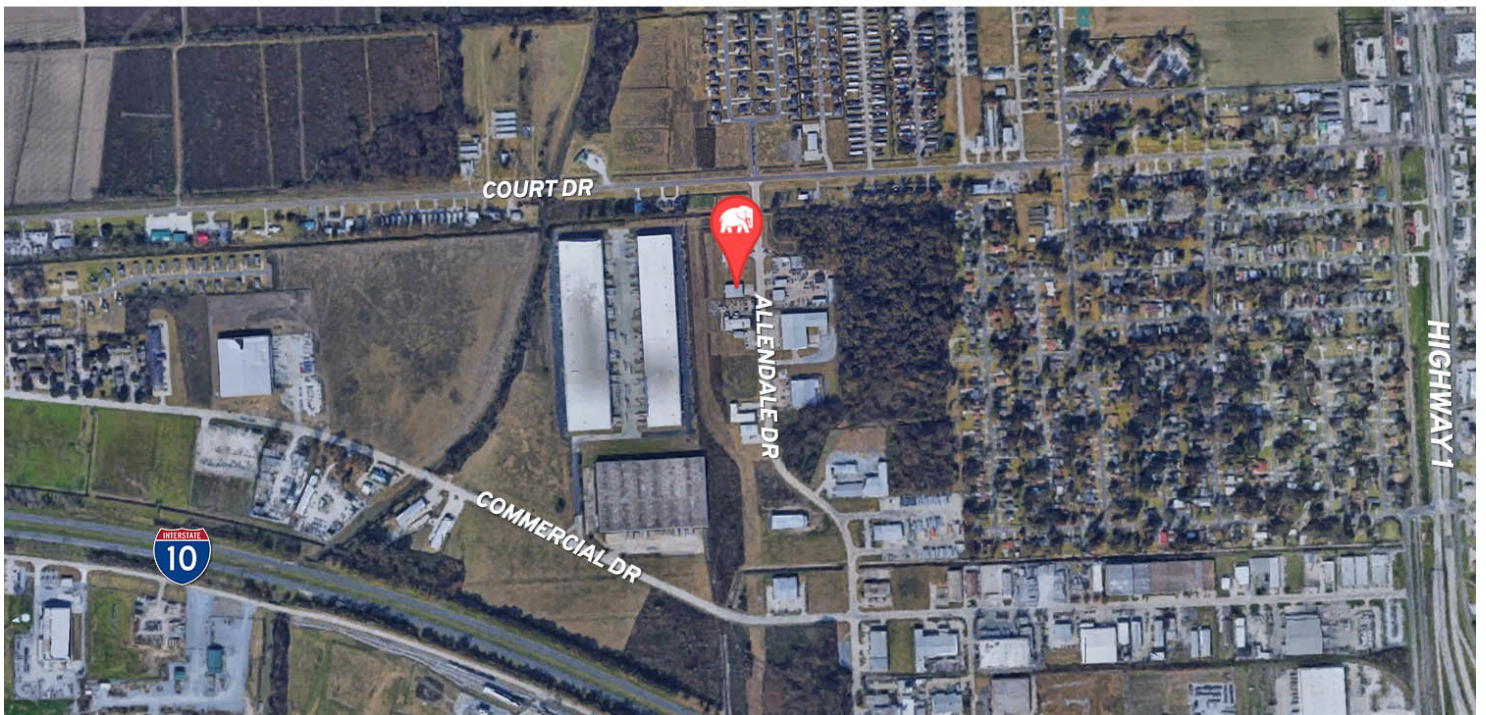
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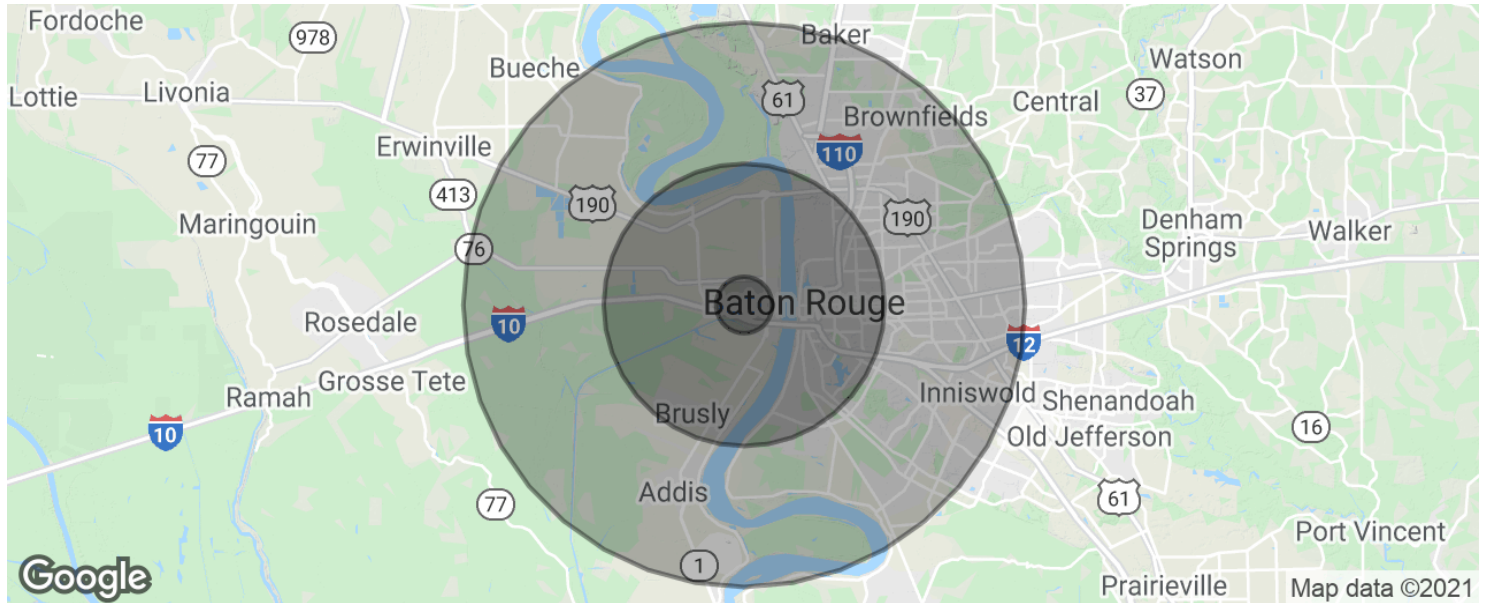


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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	2,125	68,932	276,741
Median age	32.9	29.4	32.0
Median age (Male)	30.6	28.2	30.0
Median age (Female)	34.9	30.7	34.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	796	25,678	104,888
# of persons per HH	2.7	2.7	2.6
Average HH income	\$43,411	\$44,071	\$56,404
Average house value	\$110,245	\$170,117	\$224,534

* Demographic data derived from 2010 US Census

