



Location:

South side of LA Hwy 182 E between Everett St & Duke St in Morgan City, St. Mary Parish, LA

Property Highlights:

- Parcel 1: 6310 LA Hwy 182 E - \$1,015,000**
 ±1.3177 AC / 57,401 SF Lot
 ±13,460 SF of GBA Class S
 Office/Warehouse Building
 51% finished/heated/cooled
 ±13' eave height, ±20' center
 Four (4) overhead rollup doors
- Parcel 2: 6322 LA Hwy 182 E - \$790,000**
 ±0.9785 AC / 42,623 SF Lot
 ±20,801 SF Storage Bldg Complex
 ±13,238 SF GBA Class C Storage Bldg
 ±11' - 16' eave height
 Six (6) overhead rollup doors
 ±7,563 SF GBA Class S Storage Bldg
 ±14' eave height
 One (1) large dual hinged door
- Can be sold together or separately
- Zoned C - Commercial District

Demographics

	1 Mile	3 Miles	5 Miles
2025 Population	5,097	14,429	19,440
Avg. HH Income	\$63,140	\$71,319	\$74,973
Daytime Pop.	7,402	16,863	21,433

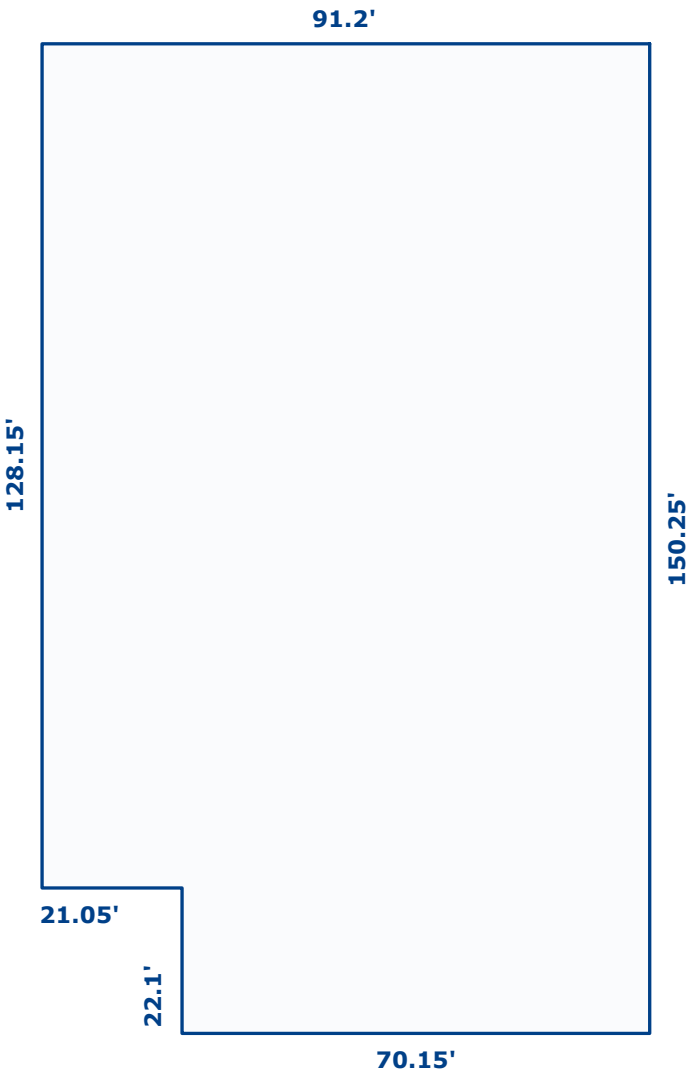
±51% finished/HVAC space



Storage Building 1

6322 LA Highway 182 E
Morgan City, St. Mary Parish, Louisiana

±13,238 sf GBA
0% finished/HVAC space



PARCEL 2

Storage Building 2

6322 LA Highway 182 E
Morgan City, St. Mary Parish, Louisiana

±7,563 sf GBA
0% finished/HVAC space











INDUSTRIAL PROPERTIES FOR SALE | 6310 & 6322 LA HWY 182, MORGAN CITY, LA

TALBOT
REALTY GROUP

