

# 3655

## W PARK AVENUE

GRAY, LOUISIANA 70359

±18,000 SF  
Single Tenant Office/Warehouse  
For Sale \$1,800,000

±13,646 SF Warehouse  
±4,354 SF Office

24

W PARK AVE

TECHNOLOGY LANE

### Contacts

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**CBRE**


**KENWORTH**

# The Opportunity


Strategically located off Louisiana Hwy 24 (West Park Ave), this ±18,000 SF single tenant warehouse/office facility provides access to vital transportation networks including a direct connection to US Highway 90 (Future I-49), a major artery in America's Energy Corridor that links the Houma-Thibodaux metropolitan area and extends towards major economic hubs. This excellent highway connectivity facilitates seamless distribution and supply chain management.

## Project Overview

 ±18,000 SF

 Immediate Access and Frontage on Highway 24

 Crane Served

 .5 Miles to Highway 90



# Building Details

Building Size  
**±18,000 SF**

Office Size  
**4,354 SF**

Warehouse Size  
**± 13,646 SF**

Clear Height  
**22'**

Power  
**3 Phase**

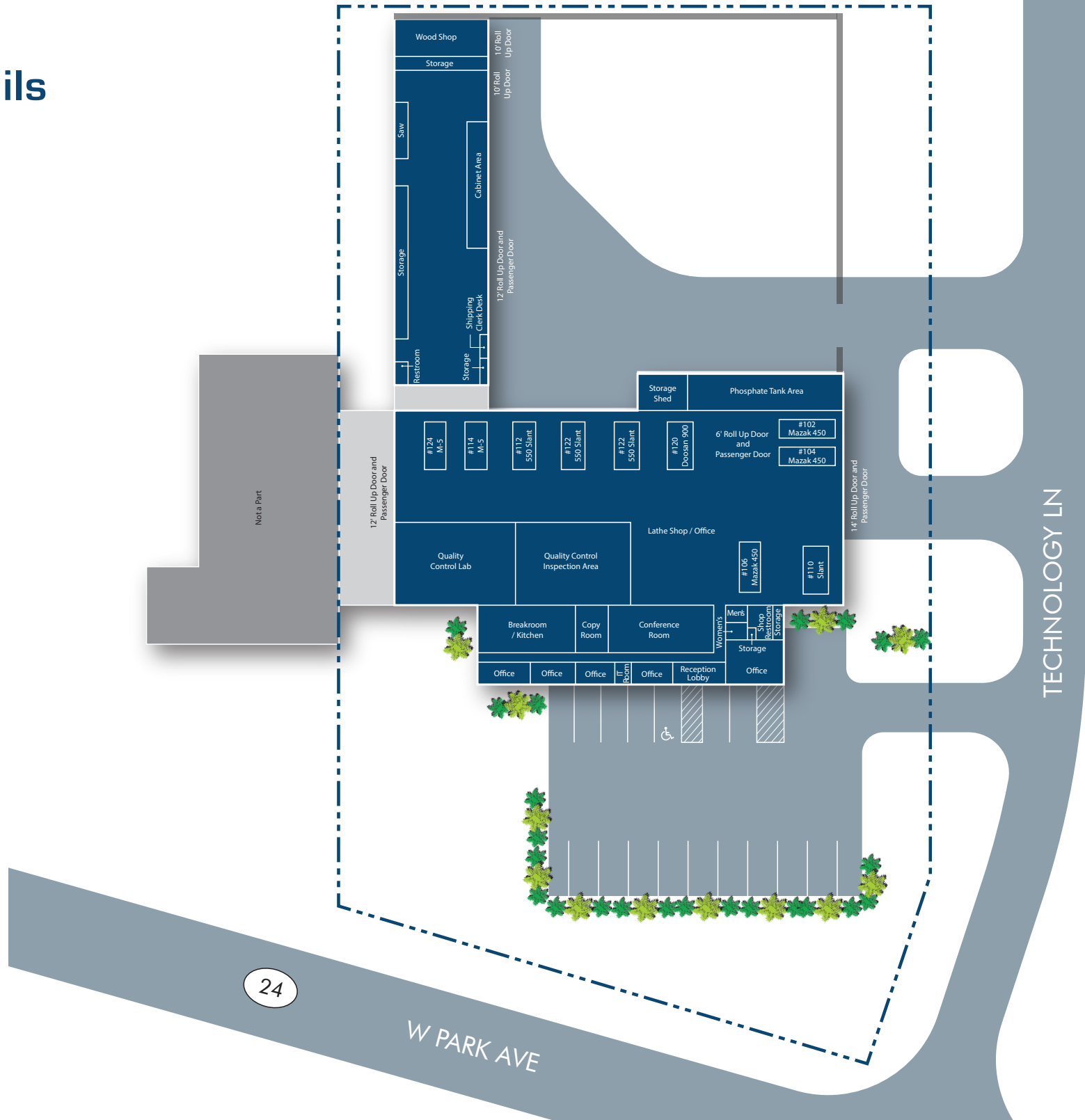
Auto Parking  
**20 Spaces**

Zoning  
**I-1 - Light Industrial**

Overhead Doors  
**5**

Storage  
**Gated Private Yard**

HVAC  
**3 (20 Ton) Units**

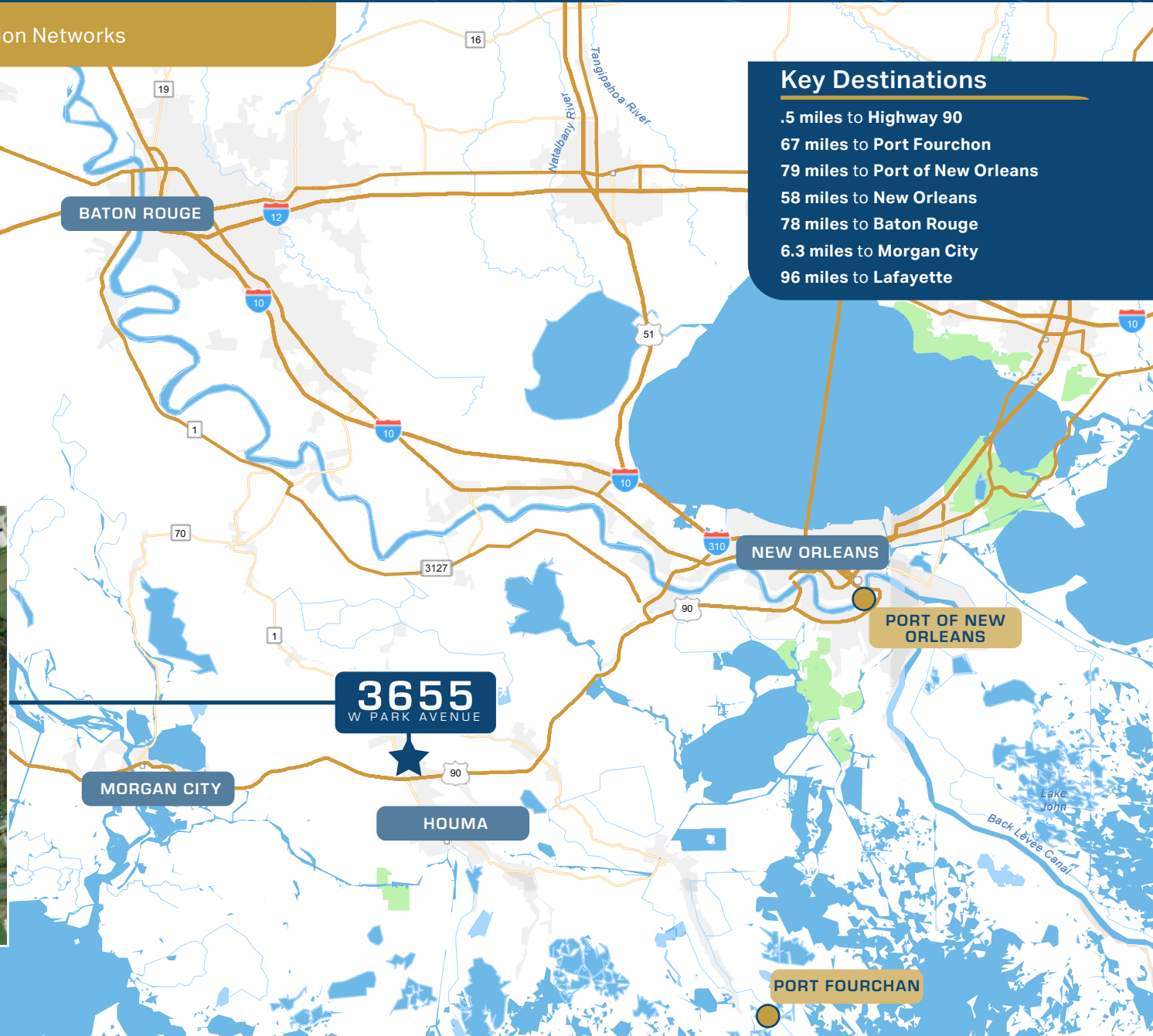
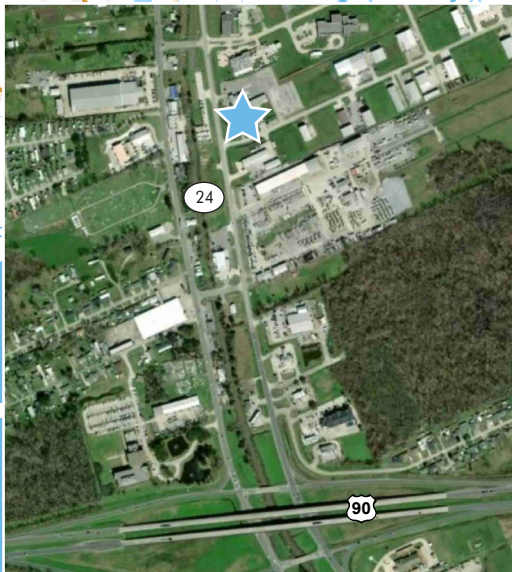


# Strategic Access

Convenient Access to Vital Transportation Networks

## Key Destinations

- .5 miles to Highway 90
- 67 miles to Port Fourchon
- 79 miles to Port of New Orleans
- 58 miles to New Orleans
- 78 miles to Baton Rouge
- 6.3 miles to Morgan City
- 96 miles to Lafayette



# Imagery



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