

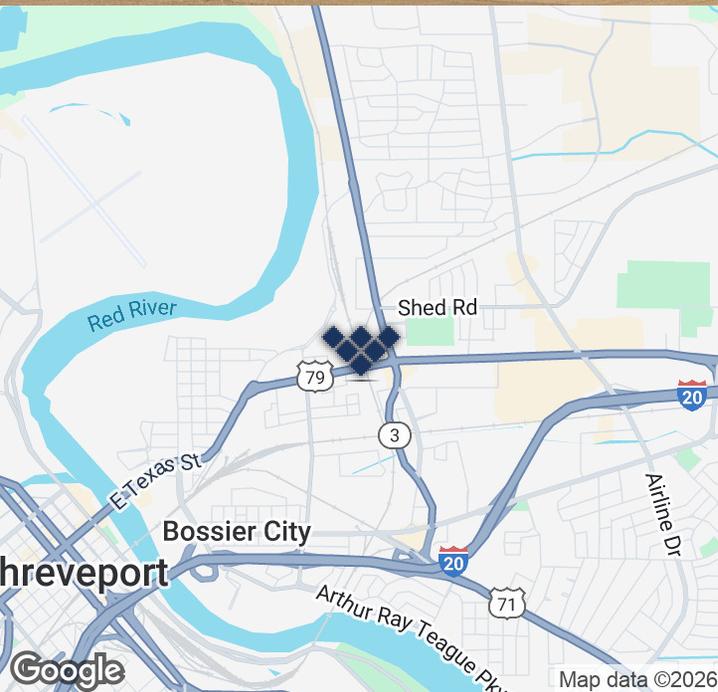
Heath Plaza - FOR SALE

2058	2060 For Lease
+/-2,000 SF Showroom Space	+/-2,000 SF Showroom Space
+/-3,000 SF Warehouse Space	+/-3,000 SF Warehouse Space

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Offering Summary

Sale Price:	\$800,000
Lease Rate:	\$8.36 SF/yr (MG)
Building Size:	10,850 SF
Available Suites for Lease:	1 Suite
Available Lease SF:	5,846 SF
Lot Size:	1.25 Acres
Price / SF:	\$73.73
Year Built:	1993
Zoning:	C-3
Total No. of Buildings:	1
Total No. of Suites:	2

Investment Overview

Heath Plaza is a partially leased commercial property totaling +/-10,850 SF on a +/-1.25-acre C-3 zoned lot, located along high-traffic East Texas Street. The property offers dual access from E. Texas Street (front) and Nina Street (rear), with the rear entrance accommodating larger truck access. A paved and fenced yard approximately 190' x 130' provides secure outdoor functionality.

The building consists of two suites: Suite 2058 (occupied) and Suite 2060 (currently vacant, +/-5,850 SF). The current vacancy at Suite 2060 presents an immediate value-add opportunity through lease-up or owner-user occupancy. Located on E. Texas Street, less than a block from the E. Texas/Benton Road intersection and 1.27 miles from I-20, Heath Plaza is strategically placed 2.5 miles from the Louisiana Boardwalk and downtown bridge. Near the East Bank District and less than 10 minutes from the new I-220/20 Barksdale Interchange, the property enjoys robust traffic and excellent accessibility.

Suite 2058 Description (Occupied)

+5,000 SF Office / Showroom / Warehouse

Suite 2058 consists of approximately 2,000 SF of office/showroom space and 3,000 SF of insulated warehouse. The warehouse features 22' clear height and one 14' drive-in door located on the east side. The layout is well-suited for showroom, service, or light industrial users requiring functional office/showroom and warehouse integration.

Suite 2060 Description (Vacant)

+5,850 SF Total

Suite 2060 offers approximately 5,000 SF of office and showroom space, comprised of +/-2,000 SF of showroom/retail and +/-3,000 SF of rear shop/warehouse area. The insulated warehouse features 22' clear height and two 14' drive-in doors on the east side.

Additionally, the suite includes an estimated +/-850 SF second-story apartment with a mezzanine, accessible via a private side entrance, making it suitable for a live/work configuration, executive office, or supplemental workspace.



- +/-10,850 SF total building size
- 22' clear warehouse height throughout
- Three total 14' drive-in doors (1 at 2058, 2 at 2060)
- Dual access from E. Texas Street (front) and Nina Street (rear)
- Rear access suitable for larger trucks
- Paved, fenced yard +/-125' x 60'
- Large concrete parking lot
- High visibility and signage opportunities along E. Texas Street



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