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FOR LEASE

PROPERTY OVERVIEW

Positioned on highly visible Hwy 51 in Tickfaw, this clear span steel-framed warehouse with brick front façade offers a versatile mix of office and industrial space ideal for a wide range of commercial or light industrial uses. The building totals approximately 10,246 square feet, including ±2,000 square feet of climate-controlled office space, and sits on a 1.83-acre site, 1.39 acres of which are gated and fenced for added security and utility.

The warehouse features 18'-22' ceiling heights, is fully insulated, and includes a dedicated warehouse restroom. There are four roll-up doors providing excellent access and flow throughout the facility, along with a ±2,000 SF covered overhang area at the rear for additional storage or equipment protection.

To the rear, the property offers approximately one acre of stabilized, lighted yard, ideal for storing machinery, trailers, or materials. The entire fenced area is secure and well-lit, while the front of the site provides paved customer and employee parking with easy access to the office.

PROPERTY HIGHLIGHTS

- ±10,246 total SF clear span steel warehouse
- ±2,000 SF climate-controlled office space
- 18-22' clear heights | Insulated warehouse | Dedicated restroom
- Brick front façade | Metal siding and framing
- ±2,000 SF covered rear overhang for outdoor storage
- 4 roll-up doors for seamless access
- ±1-acre stabilized and lighted yard area
- 1.83-acre total site | 1.39 acres fully fenced and gated
- Paved front parking for office | Ample rear parking for trucks/equipment
- Excellent Hwy 51 frontage and visibility

LEASE DETAILS

- Warehouse 10,246 total SF
- \$7.25 PSF
- Triple Net



DANIEL COOK

Office: 985-898-2022
Direct: 985-246-3795
dcook@stirlingprop.com

BRADLEY COOK, CCIM

Office: 985-898-2022
Direct: 985-246-3720
bcook@stirlingprop.com

HWY 51 WAREHOUSE

WITH SECURE YARD

49191 US-51 Tickfaw, LA 70466

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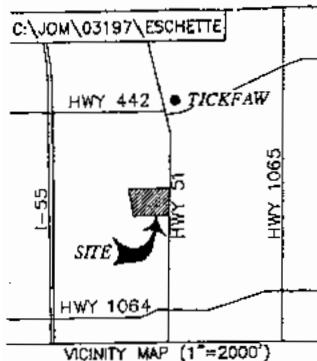
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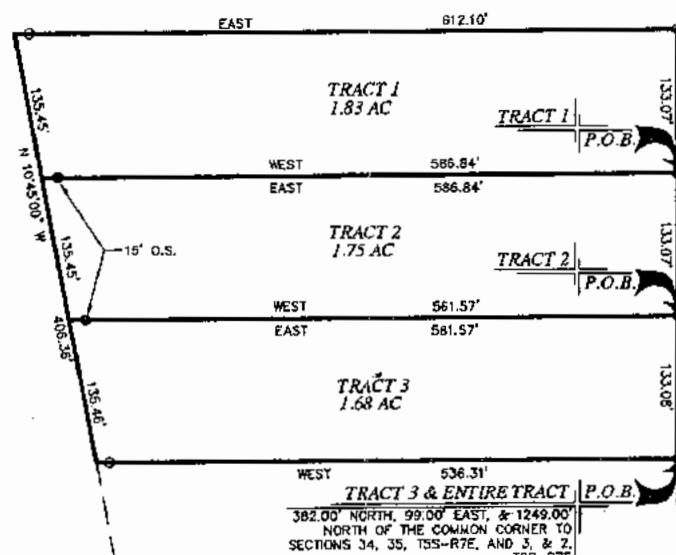




NOTES
TOTAL ACREAGE
5.26 ACRES
TOTAL TRACTS
3 TRACTS

ESCHETTE II MINI DIVISION

SECTION 34 & 35, TSS-R7E



REVISION:
REVISED 4/5/08 TO CORRECT P.O.B.

Wm. J. Bodine, Jr.

APPROVED

PARISH ENGINEER DATE

HEALTH REPRESENTATIVE DATE



Wm. J. Bodine, Jr.

BODIN AND WEBB, INC.
ENGINEERS & SURVEYORS
1024 S. CYPRESS ST.
HAMMOND, LA 70403

DESCRIPTION OF PROPERTY-ENTIRE TRACT

BEGIN AT A POINT WHICH IS 382.00' NORTH, 99.00' EAST, AND 1249.00' NORTH OF THE COMMON CORNER OF SECTIONS 34, 35, TSS-R7E, AND 3, & 2, TSS-R7E; THENCE PROCEED WEST A DISTANCE OF 536.31'; THENCE N 10°45'00" W A DISTANCE OF 408.36'; THENCE EAST A DISTANCE OF 612.10'; THENCE SOUTH A DISTANCE OF 399.22'; RETURNING TO THE P.O.B., AND CONTAINING 5.26 ACRES, ALL LOCATED IN SECTIONS 34 & 35, TSS-R7E, TANGIPAHOA PARISH, LOUISIANA.

DESCRIPTION OF PROPERTY-TRACT 1

BEGIN AT A POINT WHICH IS 382.00' NORTH, 99.00' EAST, AND 1515.15' NORTH OF THE COMMON CORNER OF SECTIONS 34, 35, TSS-R7E, AND 3, & 2, TSS-R7E; THENCE PROCEED WEST A DISTANCE OF 586.84'; THENCE N 10°45'00" W A DISTANCE OF 135.45'; THENCE EAST A DISTANCE OF 612.10'; THENCE SOUTH A DISTANCE OF 133.07'; RETURNING TO THE P.O.B., AND CONTAINING 1.83 ACRES, ALL LOCATED IN SECTIONS 34 & 35, TSS-R7E, TANGIPAHOA PARISH, LOUISIANA.

SET 1" IRON PIPE
FOUND 7" IRON PIPE

11 AUGUST 2003

A PLAN OF AN ACTUAL GROUND SURVEY OF A 5.26 ACRE PARCEL OF LAND, CERTIFYING THAT NO ENCROACHMENTS WERE FOUND TO EXIST EITHER WAY ACROSS ANY PROPERTY LINES OTHER THAN SHOWN, ALL LOCATED IN SECTION 34 & 35, TSS-R7E, TANGIPAHOA PARISH, LOUISIANA.

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO A LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO INFORMATION PROVIDED THE SURVEYOR. SURVEY MADE AT THE REQUEST OF ROY ESCHETTE.

THIS SURVEY COMPLIES WITH THE LOUISIANA "MINIMUM STANDARDS" FOR A CLASS "D" SURVEY.

SURVEY FOR:

ROY ESCHETTE

FLOOD ZONE "AE"
(FLOOD PRONE)
MAP NO. 220206-0175-E
DATED: 8-23-00

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The foregoing is solely for information purposes and is subject to change without notice. Stirling Properties makes no representations or warranties regarding the properties or information herein including but not limited to any and all images pertaining to these properties. It is the obligation of each purchaser/lessee to investigate the condition and attributes of the properties and to verify the accuracy of the foregoing information to the extent such purchaser/lessee deems necessary. Also subject to errors, omissions, changes in terms and conditions, prior sale, lease or withdrawal, without notice. 8/25

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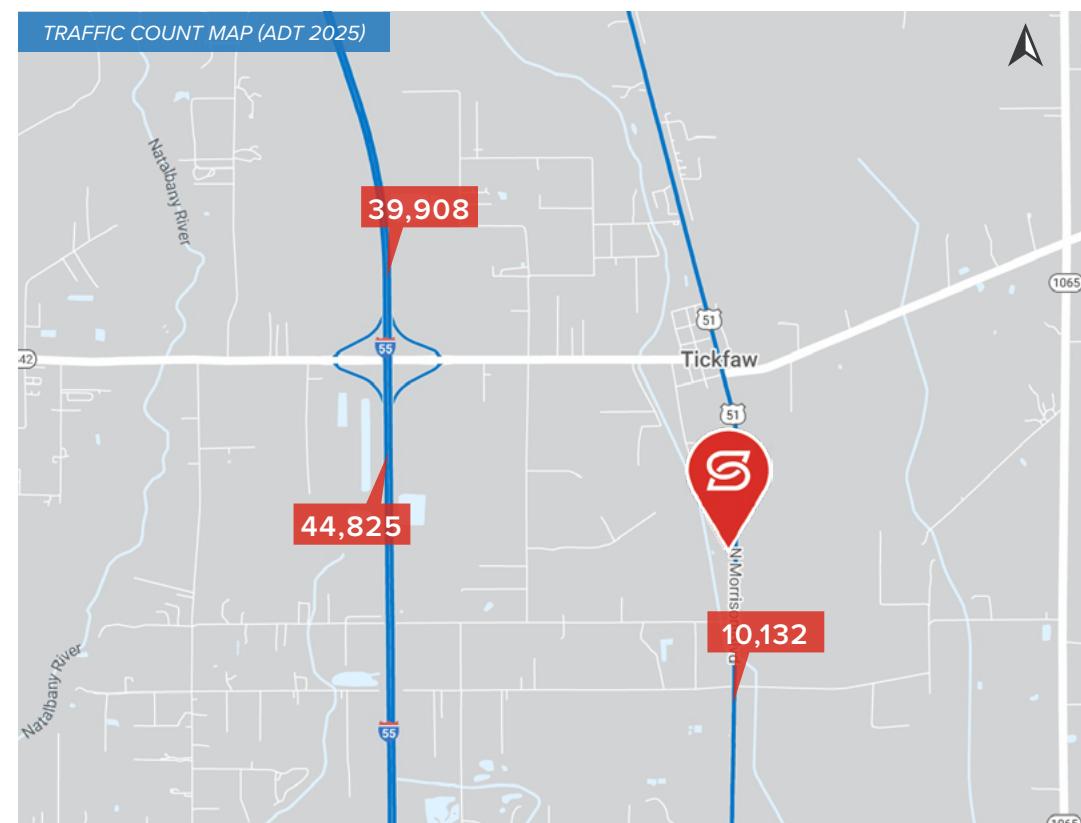
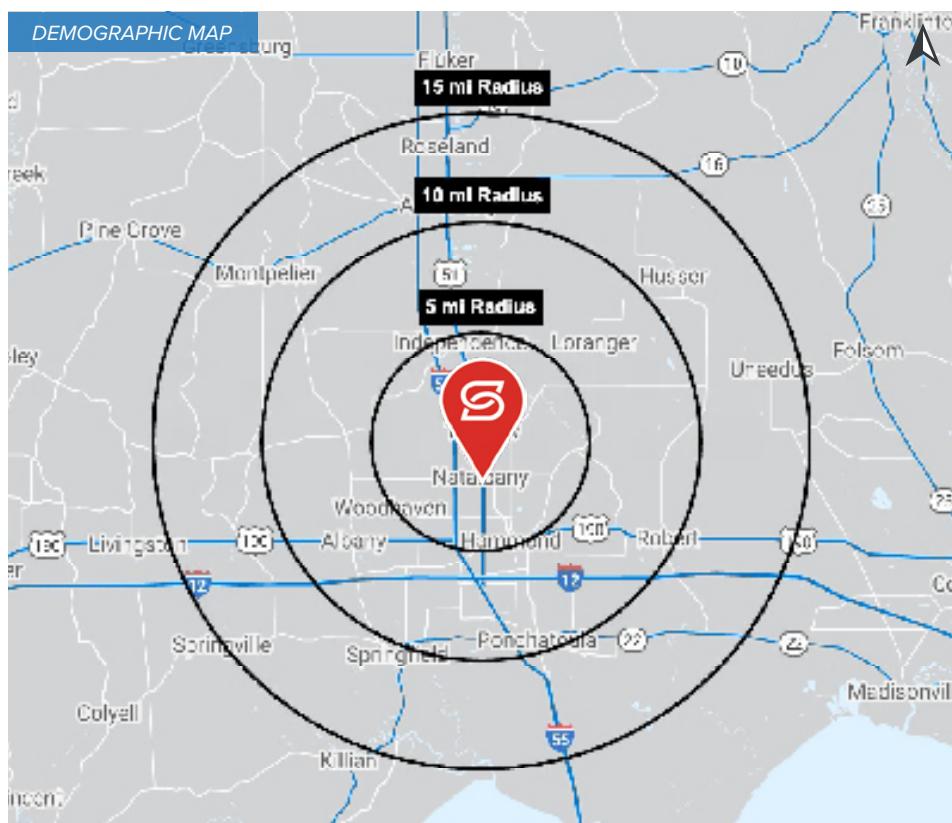
PHOTOS

PHOTOS

SURVEY

AREA MAP

DEMOGRAPHICS



2025 DEMOGRAPHICS

5 MILE

10 MILE

15 MILE



35,571

111,163

148,760



5 MILE

10 MILE

15 MILE

\$74,123

\$85,866

\$85,040



5 MILE

10 MILE

15 MILE

13,771

43,143

57,467

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