

### SUMMARY

### PHOTOS

### PHOTOS

### SURVEY

### AREA MAP

### DEMOGRAPHICS

## 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  $\pm 2,000$  square feet of climate-controlled office space, and sits on 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  $\pm 2,000$  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

- $\pm 10,246$  total SF clear span steel warehouse
- $\pm 2,000$  SF climate-controlled office space
- 18–22' clear heights | Insulated warehouse | Dedicated restroom
- Brick front façade | Metal siding and framing
- $\pm 2,000$  SF covered rear overhang for outdoor storage
- 4 roll-up doors for seamless access
- $\pm 1$ -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





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SUMMARY

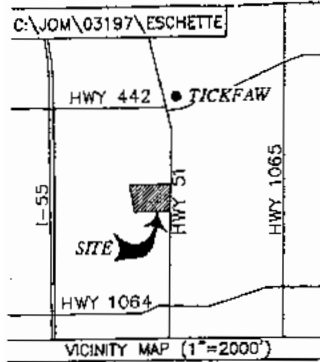
PHOTOS

PHOTOS

SURVEY

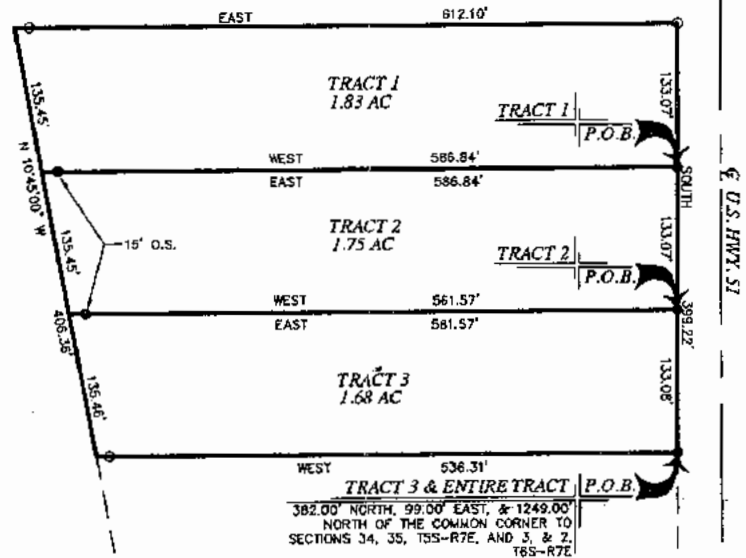
AREA MAP

DEMOGRAPHICS



NOTES  
TOTAL ACRES  
5.26 ACRES  
TOTAL TRACTS  
3 TRACTS

### ESCHETTE II MINI DIVISION SECTION 34 & 35, T5S-R7E



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

*Wm. J. Bodin, Jr.*

APPROVED

PARISH ENGINEER DATE  
HEALTH REPRESENTATIVE DATE



*Wm. J. Bodin, 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, T5S-R7E, AND 3, & 2, T6S-R7E; THENCE PROCEED WEST A DISTANCE OF 536.31'; THENCE N 10°45'00" W A DISTANCE OF 406.36'; THENCE EAST A DISTANCE OF 512.10'; THENCE SOUTH A DISTANCE OF 399.22'; RETURNING TO THE P.O.B., AND CONTAINING 5.26 ACRES, ALL LOCATED IN SECTIONS 34 & 35, T5S-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, T5S-R7E, AND 3, & 2, T6S-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 812.10'; THENCE SOUTH A DISTANCE OF 133.07'; RETURNING TO THE P.O.B., AND CONTAINING 1.83 ACRES, ALL LOCATED IN SECTIONS 34 & 35, T5S-R7E, TANGIPAHOA PARISH, LOUISIANA.

● SET 1" IRON PIPE  
○ FOUND 2" 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, T5S-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

**DESCRIPTION OF PROPERTY-TRACT 2**  
BEGIN AT A POINT WHICH IS 382.00' NORTH, 99.00' EAST, AND 1382.08' NORTH OF THE COMMON CORNER OF SECTIONS 34, 35, T5S-R7E, AND 3, & 2, T6S-R7E; THENCE PROCEED WEST A DISTANCE OF 561.57'; THENCE N 10°45'00" W A DISTANCE OF 135.45'; THENCE EAST A DISTANCE OF 586.84'; THENCE SOUTH A DISTANCE OF 133.07'; RETURNING TO THE P.O.B., AND CONTAINING 1.75 ACRES, ALL LOCATED IN SECTIONS 34 & 35, T5S-R7E, TANGIPAHOA PARISH, LOUISIANA.

**DESCRIPTION OF PROPERTY-TRACT 3**  
BEGIN AT A POINT WHICH IS 382.00' NORTH, 99.00' EAST, AND 1249.00' NORTH OF THE COMMON CORNER OF SECTIONS 34, 35, T5S-R7E, AND 3, & 2, T6S-R7E; THENCE PROCEED WEST A DISTANCE OF 536.31'; THENCE N 10°45'00" W A DISTANCE OF 135.45'; THENCE EAST A DISTANCE OF 561.57'; THENCE SOUTH A DISTANCE OF 133.08'; RETURNING TO THE P.O.B., AND CONTAINING 1.68 ACRES, ALL LOCATED IN SECTIONS 34 & 35, T5S-R7E, TANGIPAHOA PARISH, LOUISIANA.





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# HWY 51 WAREHOUSE

WITH SECURE YARD  
49191 US-51 Tickfaw, LA 70466

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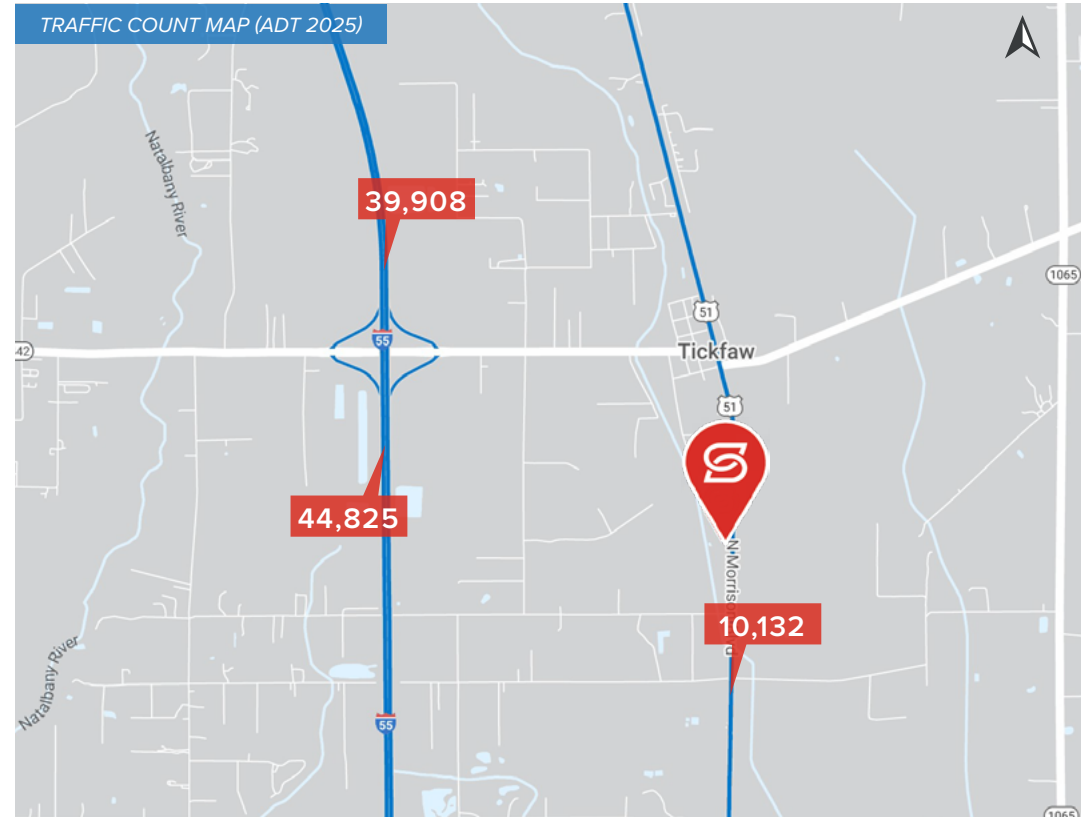
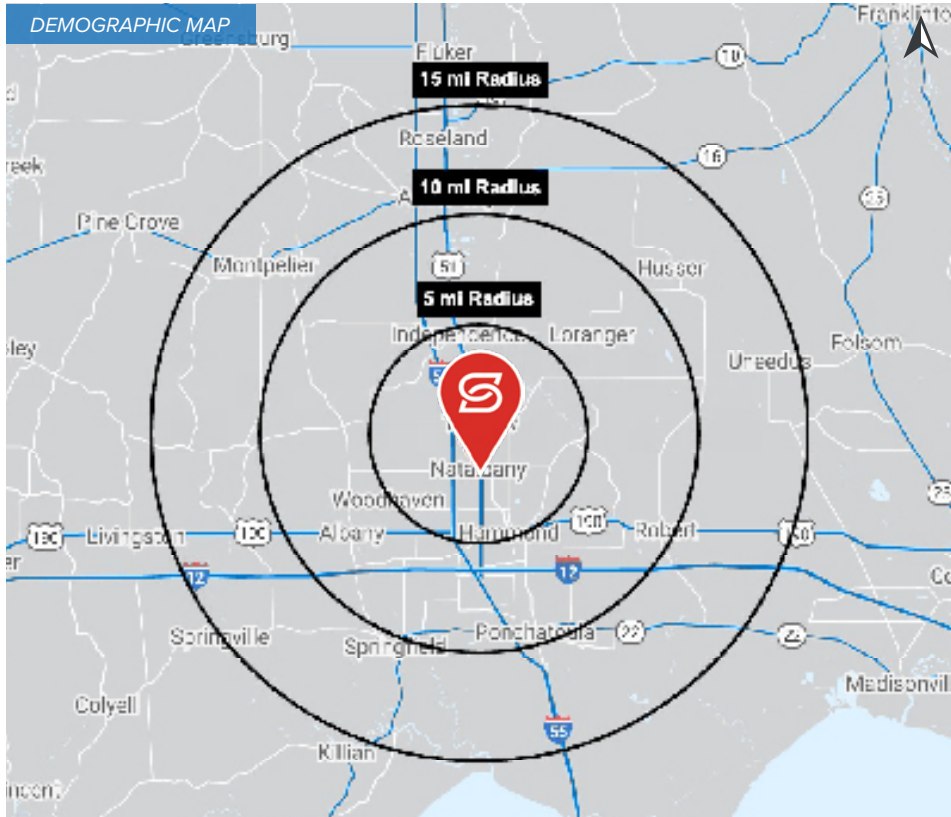
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## 2025 DEMOGRAPHICS

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