

# WAREHOUSE BUILDING

125 Ampacet Drive  
DeRidder, LA 70634

# FIRST CLASS MANUFACTURING AND DISTRIBUTION IN CENTRAL LOUISIANA 100,000 SF

Warehouse with production area | Easy access to Hwy 171



For More Information Please Contact:  
Richman Reinauer, SIOR  
richman@lakecharlescommercial.com  
Direct | 337.310.8020 Mobile | 337.540.1424

Reinauer Real Estate Corp  
www.reinauerrealestate.com  
337.310.8000  
114 W Clarence St. | Lake Charles, LA 70601



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## FEATURES

- Approx. 100,000 sq ft warehouse
  - Front 66,000 sq ft for storage
  - Rear section for production
- Former Ampacet plastics manufacturing and distribution center
- Rail-served, 17-28 ft ceiling height, columns every 30' and 50'
- 3-story rear for gravity-based manufacturing
- Overhead cranes (12 tons, 5 tons, 3 tons), sprinkler system, 65 KVH electrical, and overhead heaters
- Laboratory, 15 executive offices, conference room, locker rooms with showers and lockers









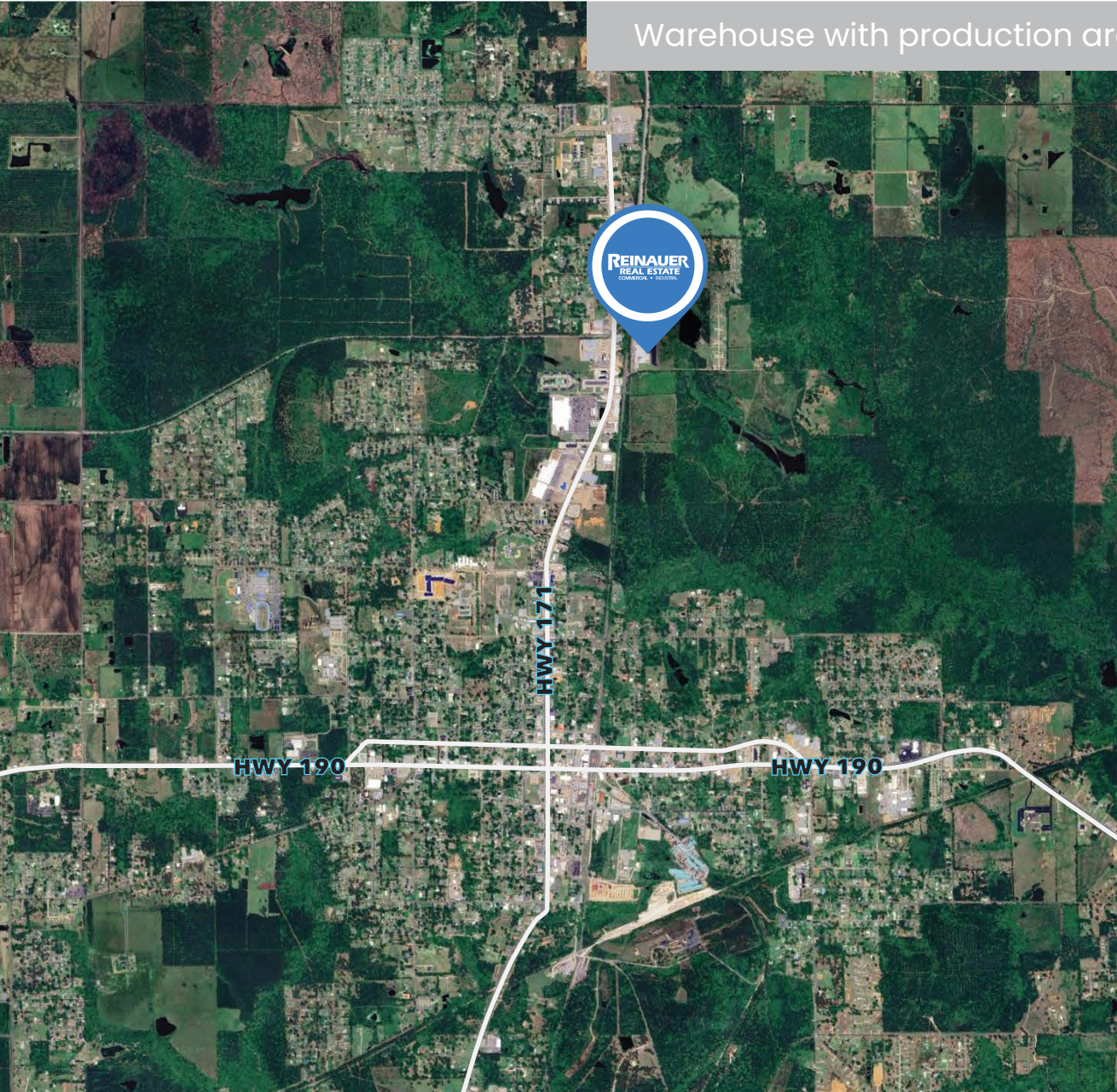
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The site is easily accessible, located only 1 minute from Hwy 171 and less than 5 minutes from Hwy 190.

### HIGHWAYS

Deridder is well-connected by several major highways, making it easily accessible for both residents and businesses. Key routes include:

**U.S. Highway 171:** This major north-south highway runs through Deridder, connecting it to Lake Charles to the south and Shreveport to the north.

**Louisiana Highway 27:** Running east-west, this highway provides access to other regional destinations and intersects with U.S. Highway 171.

**U.S. Highway 190:** This east-west route links Deridder with areas further to the east and west, offering additional connectivity for transportation and commerce.

### FREIGHT RAIL

Deridder benefits from freight rail services that support the local economy and industries. The Kansas City Southern Railway (KCS) operates through the region, providing critical rail links for the transportation of goods, including agricultural products and industrial materials.



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