

# 3,250 SF WAREHOUSE/OFFICE CONDO

68361-2 Commercial Way | Mandeville | LA 70471  
Alamosa Industrial Park



**EXCELLENT OWNER-USER OPPORTUNITY | SALES PRICE \$445,250**

**CBRE**

# property highlights



EXCELLENT OWNER  
USER OR INVESTMENT  
PROPERTY IN ALAMOSA  
INDUSTRIAL PARK



IDEAL LOCATION  
FOR LIGHT  
INDUSTRIAL AND  
RETAIL USERS



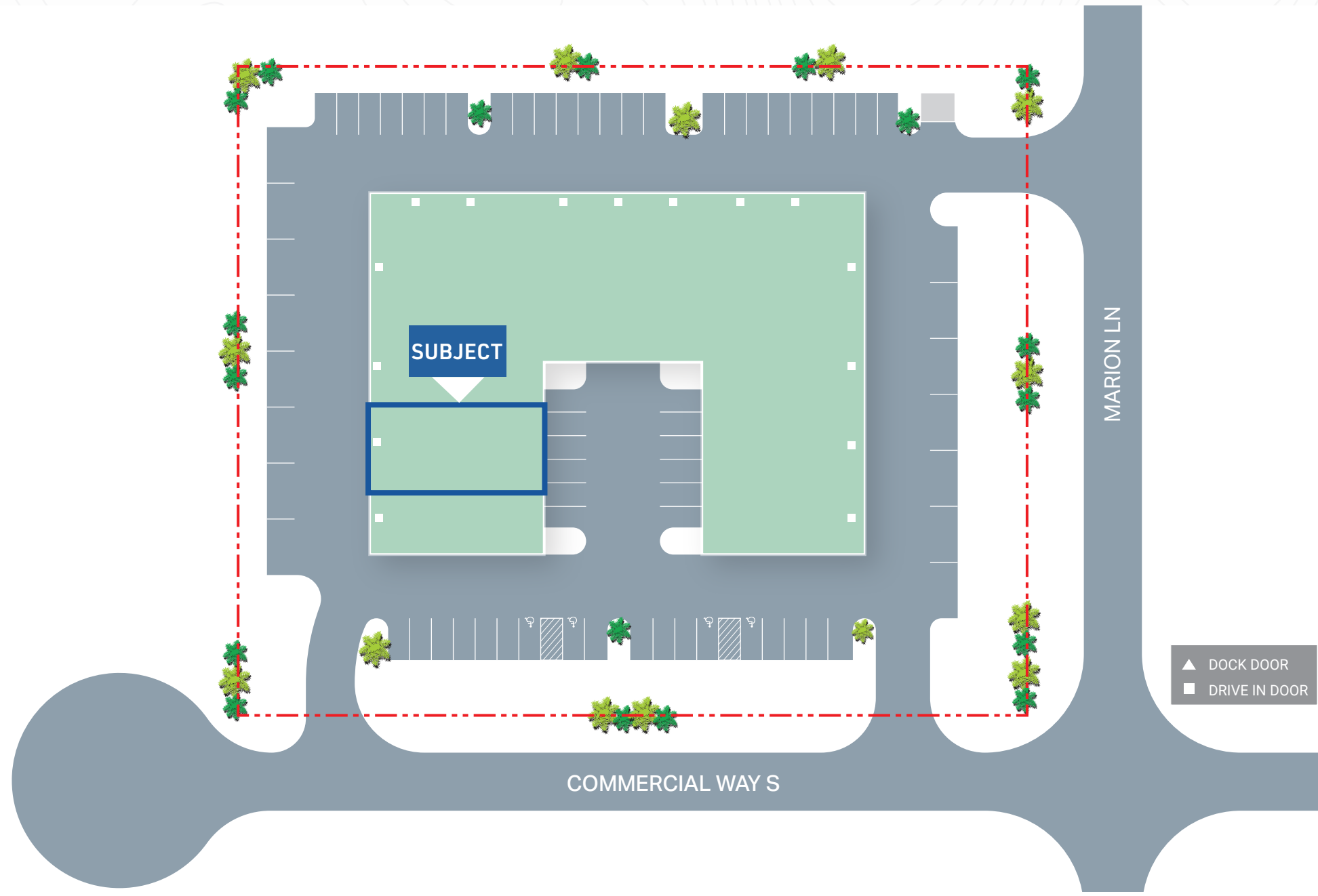
GREAT LOCATION  
NEAR I-12 ON HWY  
59 CORRIDOR



LIMITED FLEX/  
LIGHT INDUSTRIAL  
AVAILABILITIES



site plan



# condo details

Address	68361-2 Commercial Way S	Loading	Grade Level	HOA Annual Dues	\$5,607
Total SF	±3,250 SF	Grade Level Doors	2 (10'x12')	Signage	Monument
Office SF	±1,200 - ±1,400 SF (includes mezzanine level)	Eave Height	20'	Construction	Metal
		Parking Spots	Surface (Non-Reserved)	Zoning	I-2 Industrial
Class	B	Year Built	2008	Fire Suppression	None



# imagery



# area businesses



Northshore Woods

Pierce Aluminum

Carrier Enterprise

Discount Appliances

Discount Appliances

Ferguson Plumbing

Exponential Power

Pleasure Pools

Bird's Fastener & Tool

Gulf Coast Dock & Door

Team Bg

Omni Healthcare

Centric Gulf Coast

Brand Direct Health

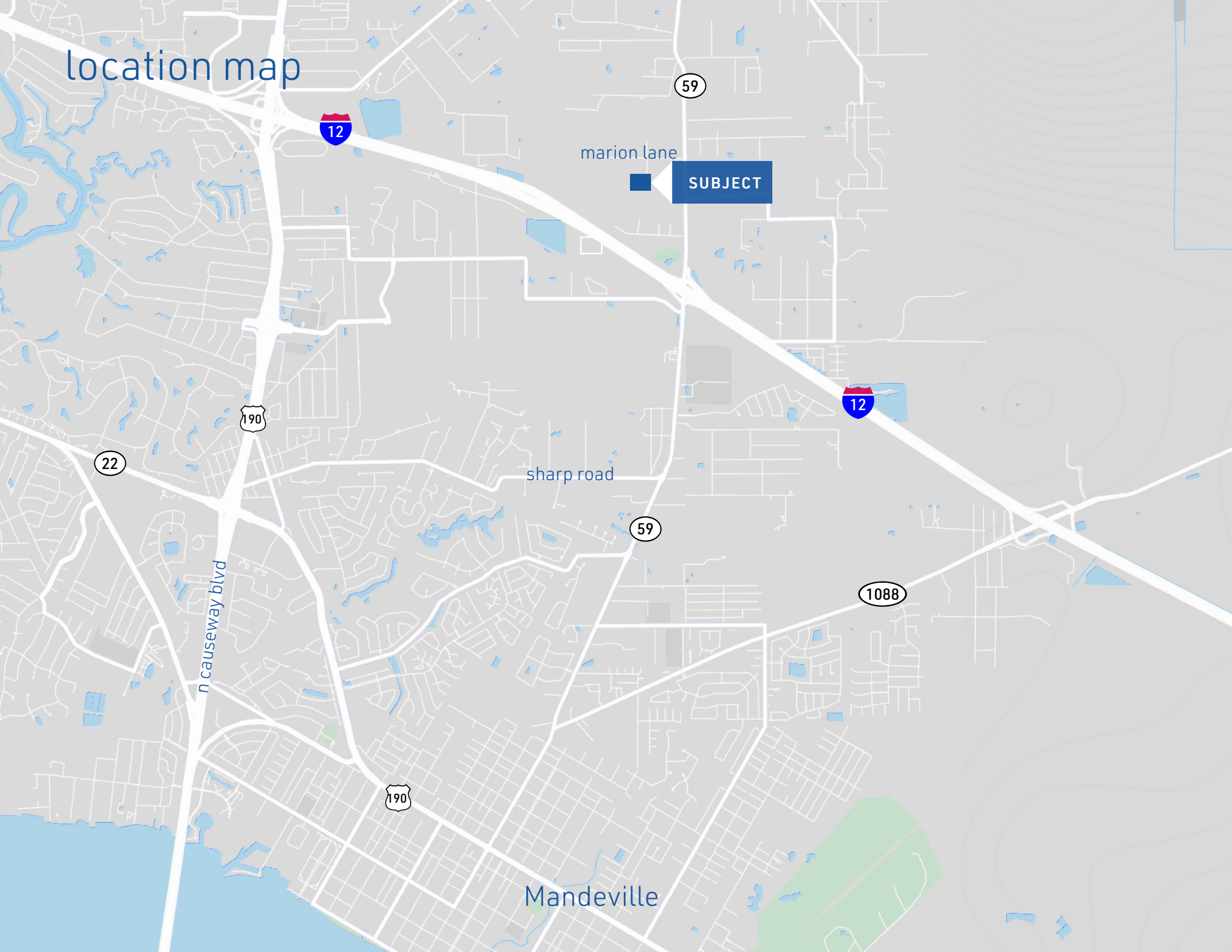
Argo Fine Imports

Supreme Color Graphics

Greer Equipment

SUBJECT

location map





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**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

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**CBRE**

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