



**2019 Jackson Street
Monroe, LA 71202**

Industrial Property For Lease



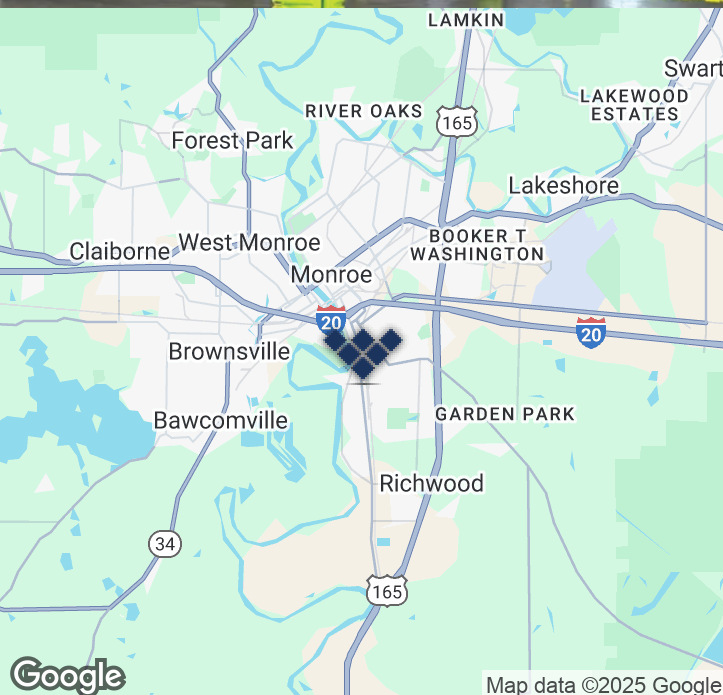
2019 Jackson Street 250,000 SF

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Offering Summary

Lease Rate:	\$4.50 SF/yr (NNN)
Zoning:	I-2
Building Size:	250,000 SF
Year Built:	1983
Submarket:	Monroe

Location Overview

Ideally located in South Monroe, this property offers convenient access to Hwy 165 and is just 1.2 miles from I-20. The site is well-suited for distribution and flex use, with both private and public warehousing lease options available. Its proximity to major transportation routes ensures easy accessibility for regional and interstate logistics.



This ±250,000 SF industrial warehouse includes approximately 1,000 SF of office space, restrooms, and a small breakroom. Features include flexible space configurations, T-5 motion-activated warehouse lighting, and multiple access points: sixteen 10'x10' dock doors, two 25'x12' dock doors, one 12'x14' ramp, and twelve 12'x12' rail doors (currently non-operational). Clear heights measure 20' at the sidewall and 34' at the center under steel (ceiling height 36'), with 30'x50' column spacing. The property is designed to accommodate a range of industrial operations, from warehousing to distribution. The building is rail-served.

- (16) 10x10 Dock Doors
- (2) 25x12 Dock Doors
- (1) 12x14 Ramp
- (12) 12x12 Rail Doors (Inactive)
- Flexible Space Configurations
- Easily Accessible and Ideally Located
- Less than One Mile from I-20
- T-5 Motion Activated Warehouse Lighting

