

Industrial For Sale



John Rea Realty

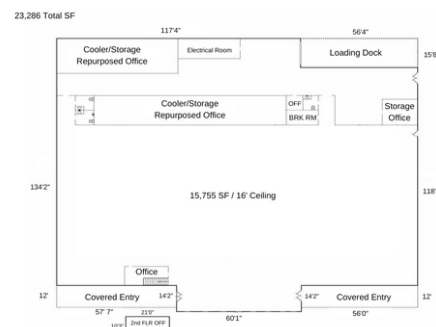
1901 Royal Avenue Monroe, LA 71201 | 318-388-0941

23,286 SF Fully A/C WH/Off on 4AC

7255 Prairie Road, Winnsboro, LA, 71295

Industrial: Light Industrial For Sale

Prepared on March 09, 2025



Listing Details | Industrial For Sale

Secondary Uses	Specialty, Government/...	Free & Clear	Yes
Total Available Space	23,286 SF	1031 Exchange	Yes
Asking Price	\$615,000	Vacant	Yes
Listing Price Per SF	-	Available Date	3/06/2025
Cap Rate (Actual)	-	Days On Market	3 days
Terms	Cash, Conventional	Date Listed	3/06/2025
Investment	No	Last Modified	3/09/2025
Possession	Completion	Listing ID	42063073
Signage	On Building & Free-Sta...	Electric Service	-
Show Instructions	Call broker	Ceiling Height	-

Property Details

Property Type	Industrial	Floors	1
Sub Type	Light Industrial	Year Built/Renovated	-
Zoning	-	Primary Construction	-
Building Status	Existing	Occupancy Type	Single Tenant
Building Size	23,286 SF	Parcels	0710004800
Land Size	4 Acres / 174,240 SF	Legal Owner	Ford Holdings, L L C
Number of Buildings	1	Submarket	-

Description

Rare Opportunity! Listed for sale well-below appraised value! 23,286 SF fully air-conditioned metal side building on 4.03 Acres in Winnsboro, LA/Franklin Parish.

The property is located on Hwy 4 west of town in a lower density commercial area only 32 minutes from Holly Ridge and 24 minutes from Rayville.

The Seller has proactively cleared the former grocery main floor areas (15,000+SF) to broaden the scope of potential end-uses i.e. storage or warehouse distribution.

Facility features: NEW Roof/2 Years sloped 26'3" Front to 14' Rear. Interior Ceiling Height: 16' in the 15,755 SF open floor area to 8' ceilings in the 6677 SF rear storage area.

HVAC: (4) 10-Ton Units and (1) 2-Ton Unit located in lay-in ceiling. Temperature sensors suspended in open floor area wired to thermostats. Electric: 3 Phase/480.

Signage at building and on road. The site offers: 68...

Contact



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