



Plymouth Tube Co.

601 Grantham Avenue
West Monroe, Louisiana 71292

Property Highlights

- 167,000 SF of versatile industrial space
- 33' eave to 41' center ceiling height.
- Extensive power supply for heavy machinery
- Flexibility to accommodate diverse industrial needs
- 9± acres of vacant land for expansion and future growth
- Crane infrastructure included
- Close proximity to Interstate, highway, and rail

Offering Summary

Sale Price:	\$3,900,000
Building Size:	167,000 SF
Lot Size:	20 Acres

For More Information

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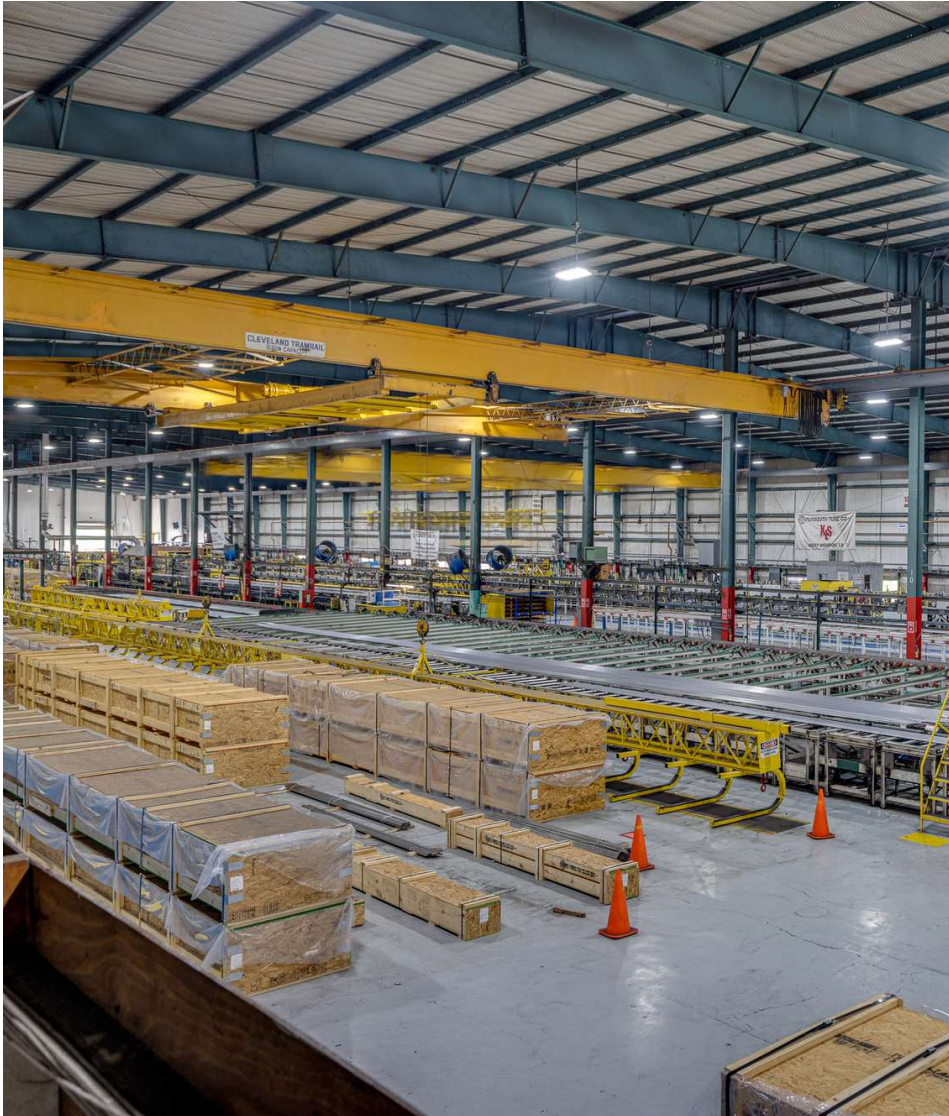
Michael Magliano

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For Sale

167,000 SF | \$3,900,000

Industrial Space



Property Description

Introducing 601 Grantham Avenue, a prime industrial opportunity in West Monroe, LA. This expansive 167,000 SF facility, constructed in 1975 and zoned I-1, boasts a versatile layout ideal for manufacturing and production. With high ceilings reaching 41 feet and the inclusion of crane infrastructure, the space offers maximum storage and equipment clearance, ensuring efficient operations. Conveniently located with easy access to transportation routes, including the nearby Interstate 20, along with the potential for rail service from the Kansas City Southern railway line and spur. The property has 9± acres of vacant land that could be used for expansion, laydown yard, or sold off. With extensive power supply for heavy machinery and well-maintained premises, this property is poised to accommodate diverse industrial needs and future growth, making it an attractive prospect for industrial investors.

Location Description

West Monroe's industrial park offers a strategic advantage for businesses seeking a prime location with access to essential infrastructure and resources. The area's industrial park is known for its dynamic business environment, providing opportunities for industrial warehouses and distribution centers to thrive. With close proximity to I-20, the industrial park ensures seamless connectivity for logistics and transportation needs. This prime location is an ideal investment opportunity for industrial and distribution businesses looking to capitalize on the area's strategic positioning and robust industrial infrastructure.

Power Description

4000 AMP 3 phase 480 volt

For Sale

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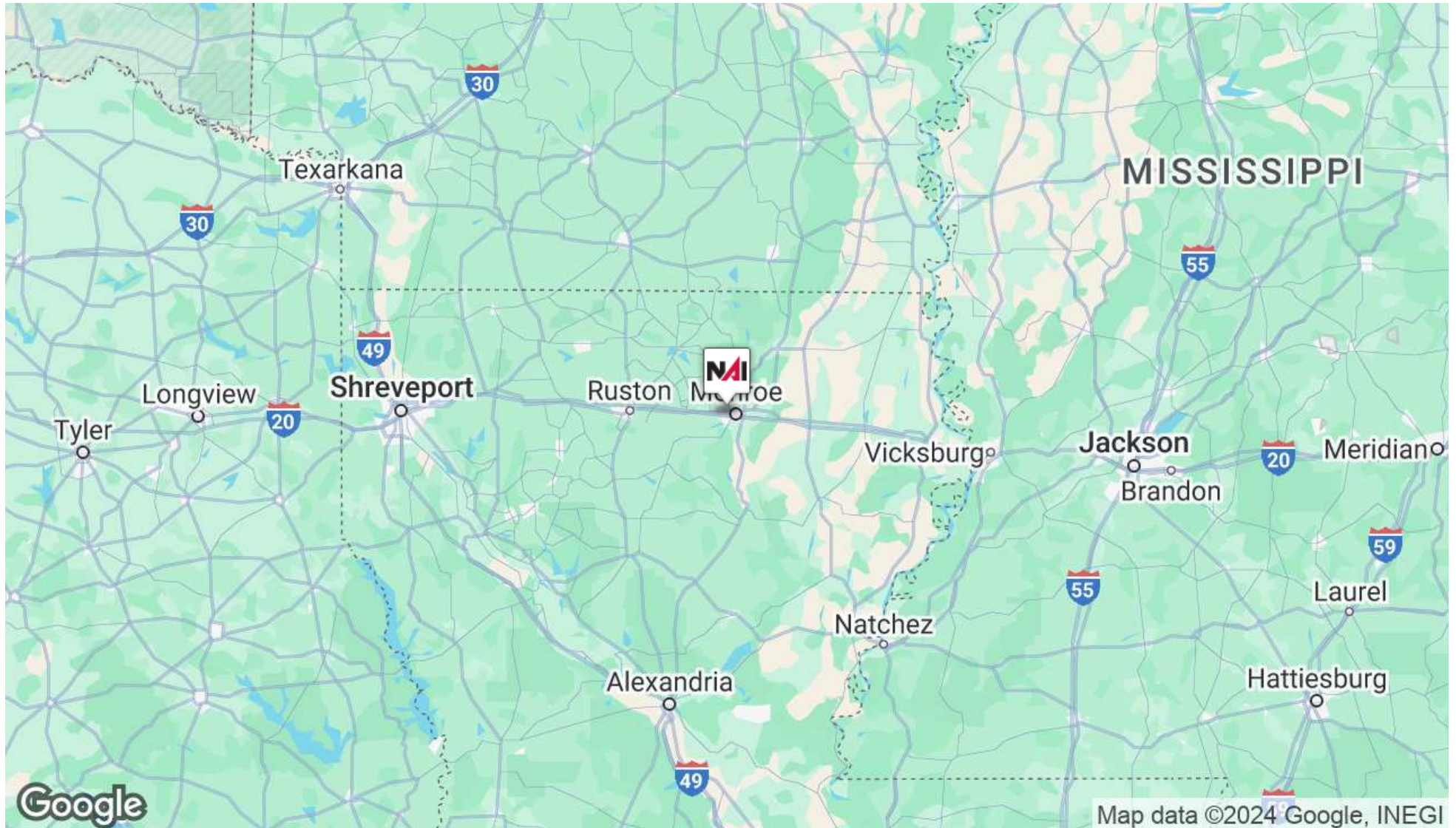
Industrial Space



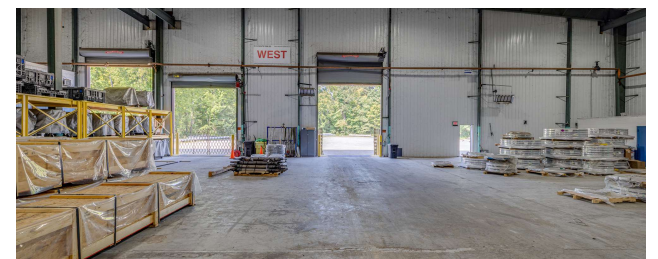
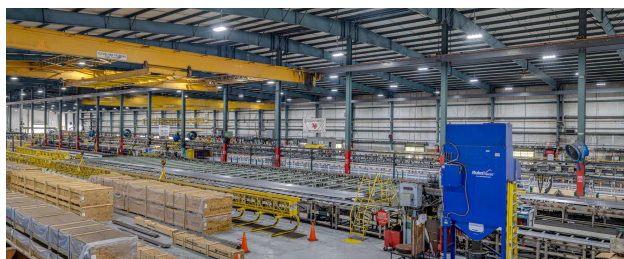
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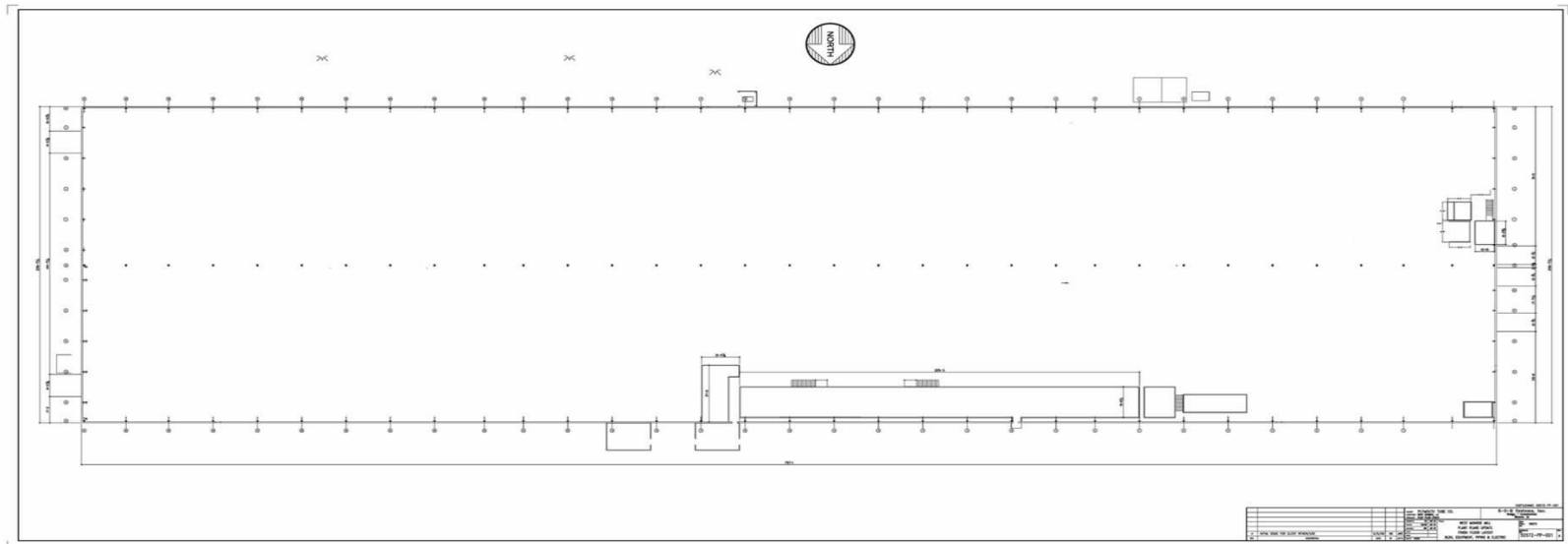
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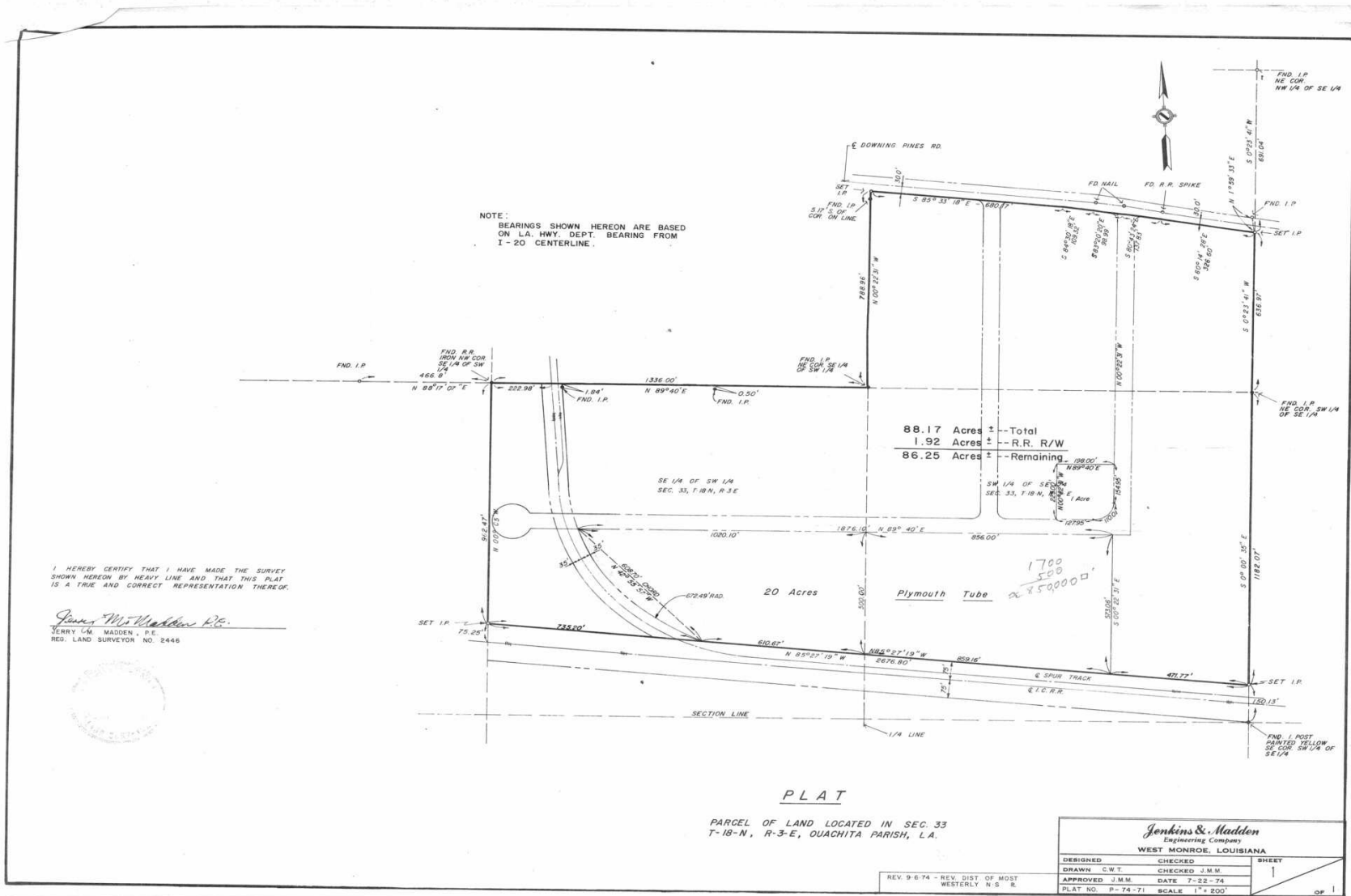
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Population	10 Miles	25 Miles	50 Miles
Total Population	127,259	200,244	362,465
Average Age	37.1	37.8	38.2
Average Age (Male)	35.3	36.1	36.6
Average Age (Female)	39.3	39.6	39.9

Households & Income	10 Miles	25 Miles	50 Miles
Total Households	56,709	90,778	170,053
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$53,175	\$52,577	\$48,253
Average House Value	\$138,132	\$138,310	\$122,681

2020 American Community Survey (ACS)

