

Industrial For Sale



John Rea Realty

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

26,750 SF WH on 44 AC's/Arcadia

163 Sharp Davis Rd, Arcadia, LA, 71001

Industrial: Warehouse/Distribution For Sale

Prepared on March 16, 2026



Listing Details | Industrial For Sale

Secondary Uses	Specialty, Retail	Date Listed	3/15/2026
Total Available Space	26,750 SF	Last Modified	3/16/2026
Asking Price	\$1,895,000	Listing ID	44518095
Listing Price Per SF	\$70.84	Electric Service	Yes
Cap Rate (Actual)	-	Clear Height	22 ft
Terms	Conventional, Cash	Ceiling Height	25 ft
Possession	30 Days	Dock High Doors	-
Signage	On Building	Grade Level Doors	5
Show Instructions	Call broker	Owner Occupied	Yes
Vacant	No	Parking Spaces	25
Available Date	Now	Water	Yes
Days On Market	1 day	Sanitary Sewer	Yes

Description

Industrial operations facility on approximately 44.43 acres with excellent visibility from Interstate-20 in Arcadia, Louisiana and convenient access from Exit 68 or Exit 69. The property includes a 26,750 SF steel industrial warehouse constructed in 2022 featuring approximately 2,000 SF of finished office/retail space with restrooms, with the remaining area configured as warehouse/shop space.

Warehouse features include 22' eave height with approximately 25' peak height, 480V / three-phase electrical service, and five (5) 16' x 14' grade-level overhead doors with framing already in place for a potential sixth door. Approximately 2+ acres of crushed gray rock laydown yard surrounds the building providing durable surface for truck circulation, equipment staging, and material storage.

Property Details

Property Type	Industrial	Land Size	44.43 Acres / 1,935,371 ...
Sub Type	Warehouse/Distribution	Number of Buildings	1
Zoning	Parish	Floors	1
Building Status	Existing	Year Built	2022
Building Size	26,750 SF	Primary Construction	Steel

Significant additional cleared acreage allows expansion of yard areas, additional building construction, equipment storage, or long-term land investment. Excess acreage also includes a barn with fully serviced electrical power with area lighti...

Contact



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