BRADLEY COOK MS, CCIM

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DANIEL COOK

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SPACIOUS CLIMATE CONTROLLED WAREHOUSE

706 Deer Cross Court W, Madisonville, LA 70447

OVERVIEW

FOR LEASE

PROPERTY OVERVIEW

This property located at 706 Deer Cross Drive in Madisonville, LA, is situated within a well-established industrial park, offering a strategic location for businesses in need of warehouse and distribution space. This climate-controlled 13,850 square foot facility sits on 2.08 acres and features a spacious lay-down yard for additional storage or staging. The building is equipped with a loading dock, making it ideal for distribution and manufacturing operations. It also includes a 1,200 square foot office, a side roll-up door for easy access, and a mezzanine deck for added storage. The combination of a prime industrial park location and versatile facility design provides a functional space for a wide range of commercial and industrial uses.

PROPERTY DETAILS

- Class B
- Climate Controlled
- 13,850 SF Bldg.
- 2.08 Acre Site
- 12*12 Grade level Drive in
- Single Truck Well Loading dock
- 1200 SF of Office

LEASE DETAILS

- Rate: \$9.00 PSF
- Type: Triple Net Lease
- Taxes: \$14,054.52 (2024)
- Insurance: \$7,476 (2024)





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BRADLEY COOK MS, CCIM

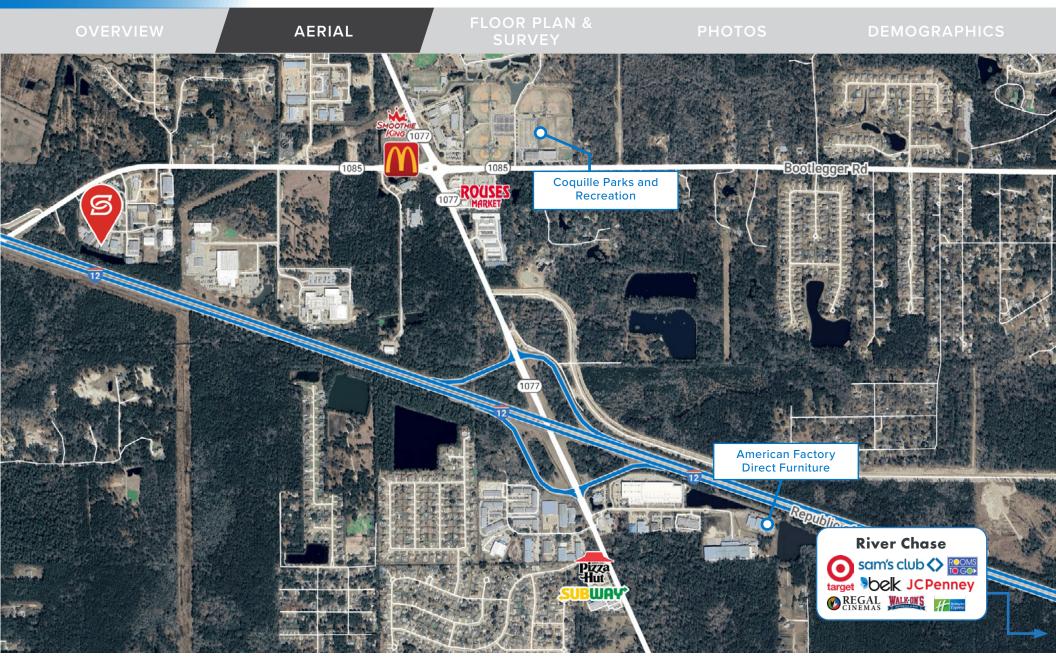
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OVERVIEW

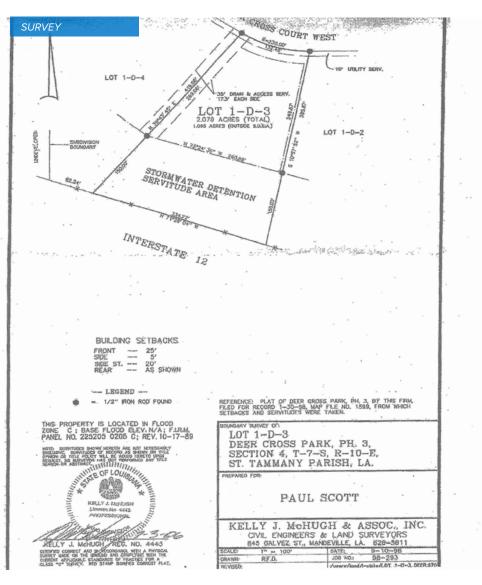
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AERIAL

FLOOR PLAN & SURVEY

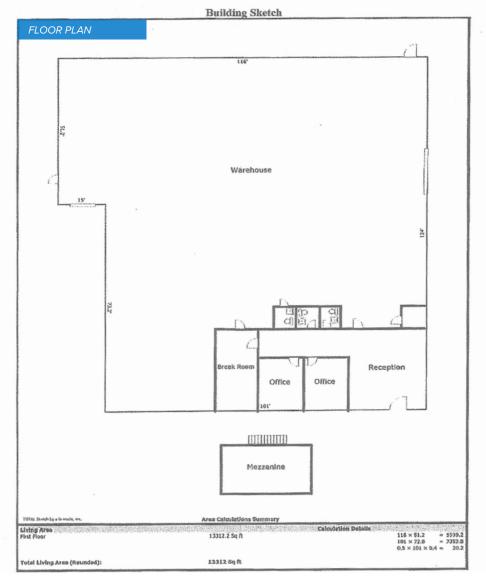
РНОТС

EMOGRAPHICS



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OVERVIEW

AERIA

LOOR PLAN & SURVEY





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2023 DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE	3	B MILE	5 MILE	10 MILE		3 MILE	5 MILE	10 MILE
POPULATION	19,594	40,362	125,945	AVG, HH INCOME \$1	151,551	\$134,323	\$124,831	HOUSEHOLDS	6,799	15,064	49,557

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