

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)



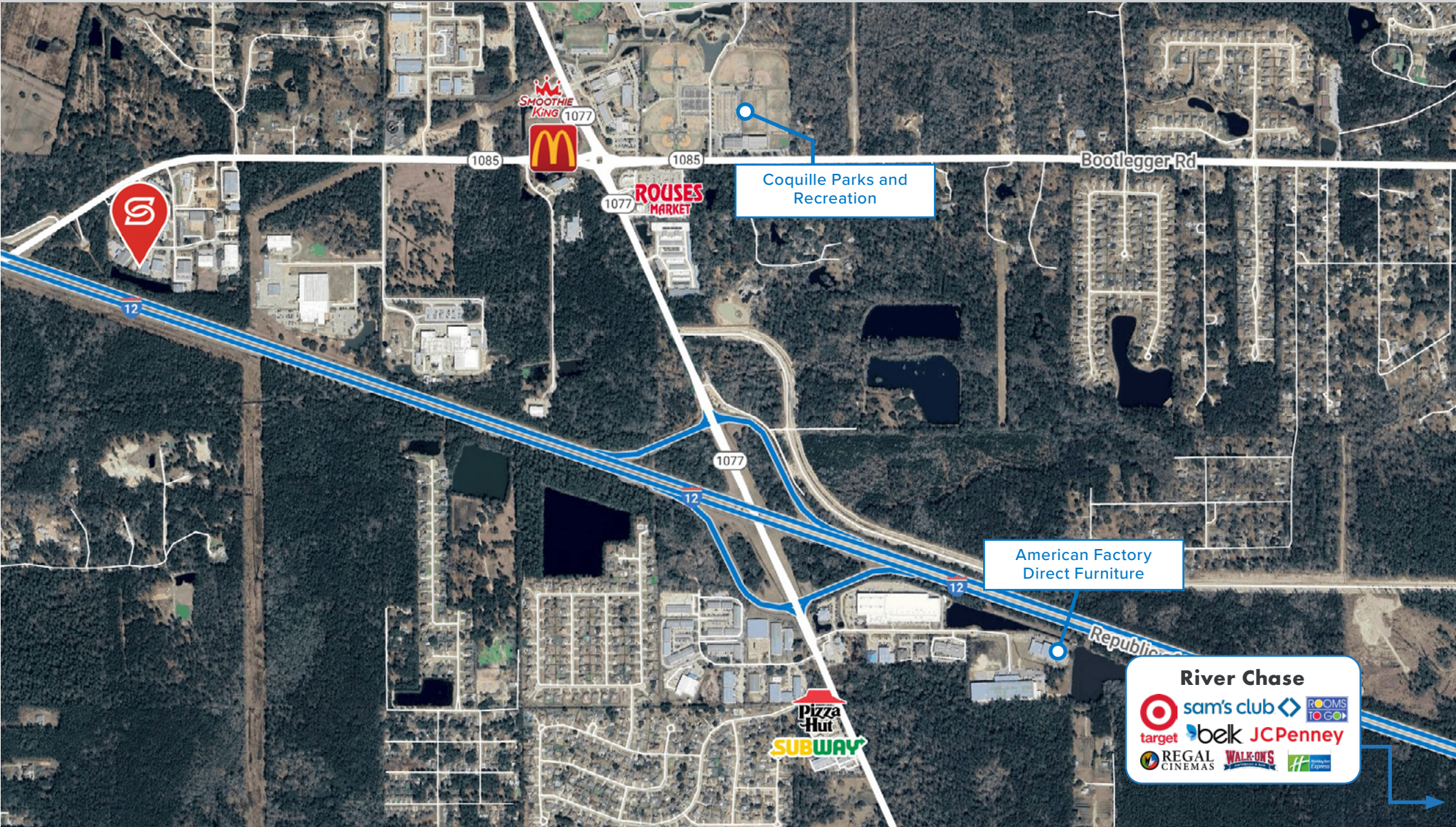
OVERVIEW

AERIAL

FLOOR PLAN & SURVEY

PHOTOS

DEMOGRAPHICS



River Chase

target | sam's club | ROOMS TO GO | bek | JCPenney | REGAL CINEMAS | WALK-ON'S | Home Depot

OVERVIEW

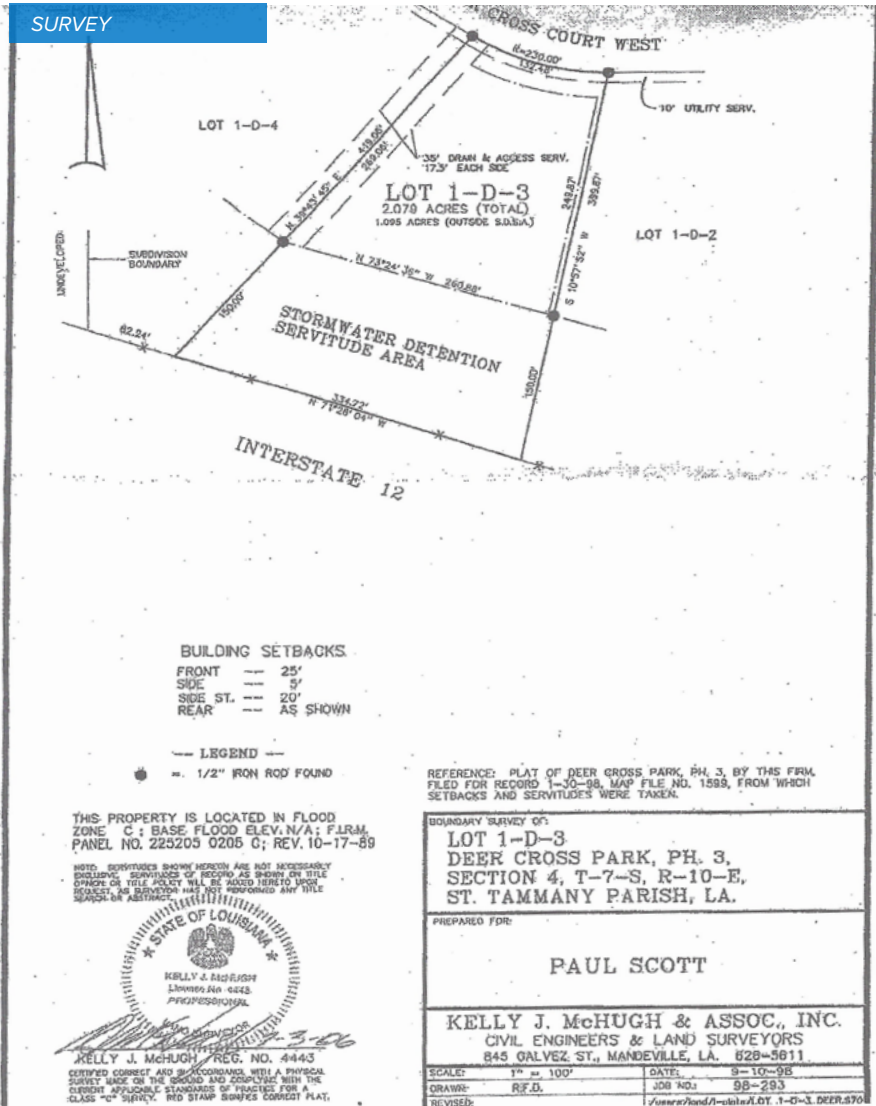
AERIAL

FLOOR PLAN & SURVEY

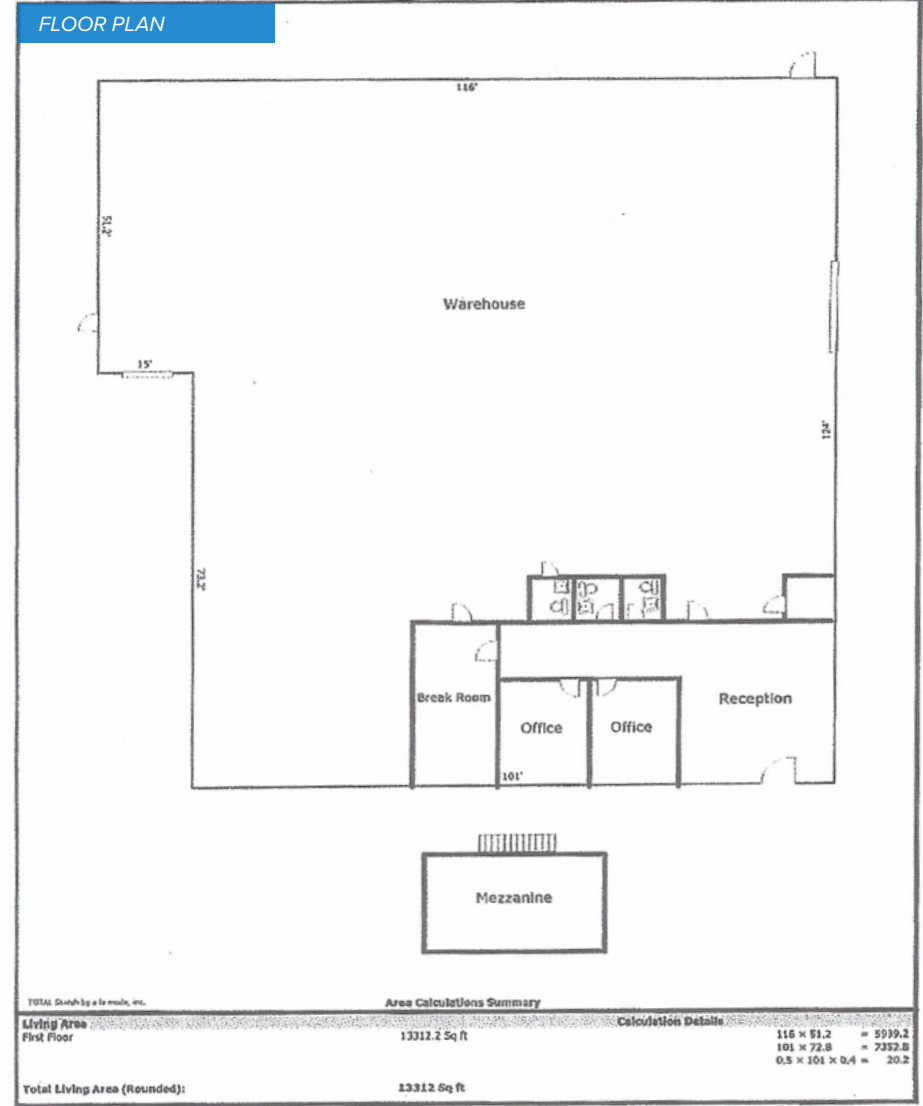
PHOTOS

DEMOGRAPHICS

SURVEY



FLOOR PLAN



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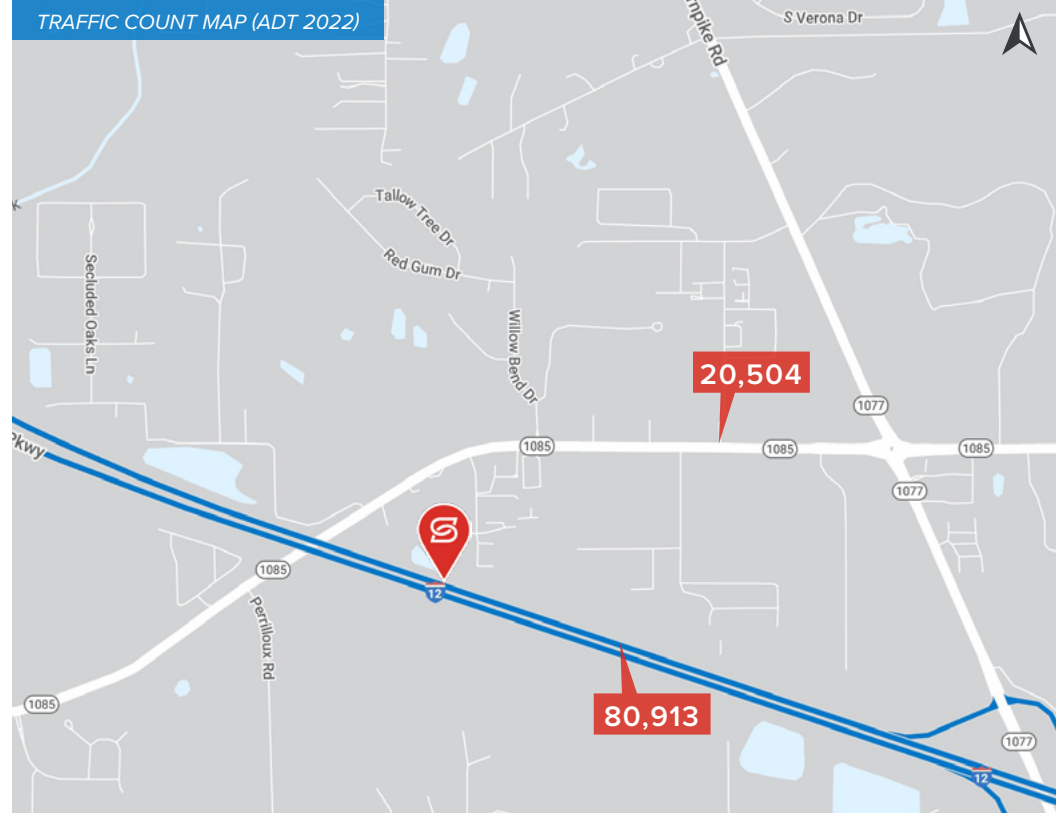
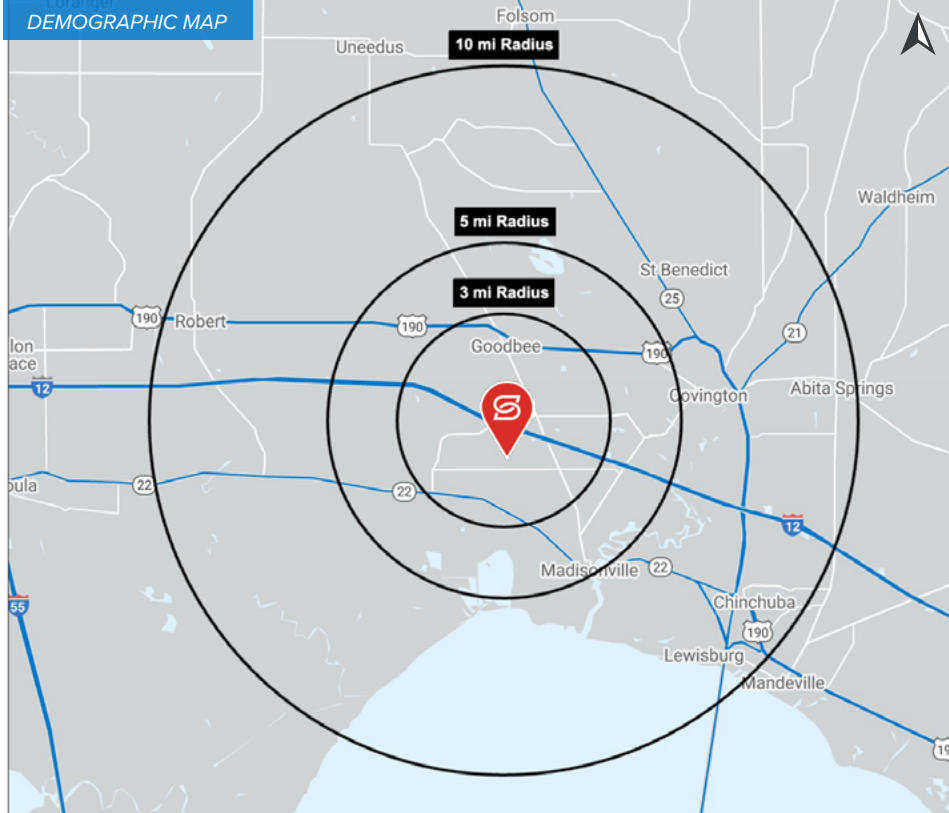
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2023 DEMOGRAPHICS

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