



PROPERTY DESCRIPTION

- Recently constructed office/warehouse, on 1.15 acres
- +/- 16,600 SF of secured and stabilized laydown yard.
- Building contains 3 private offices, 2 bathrooms, breakroom area with a (10' x 10') roll-up door
- Signage is available at the road frontage
- Security cameras are currently installed to building

LOCATION DESCRIPTION

Property is located within one of Calcasieu Parishes' main industrial corridors and just Southwest of the Hwy-90/Prater Rd Intersection. An estimated 5-minute drive time from I-10.

OFFERING SUMMARY

Lease Rate:	\$3,200.00 per month (NNN)
Available SF:	1,505 SF
Lot Size:	50,000 SF
Building Size:	1,505 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	4,690	18,328	59,294
Total Population	11,915	45,917	150,640
Average HH Income	\$80,340	\$85,726	\$91,158

NVST Real Estate Solutions, LLC
 500 Kirby Street, Lake Charles, LA 70601
 337.433.0511 | NVSTrealestate.com

John Michael Klumpp, CCIM
 337.794.7620
 jmklumpp@nvstrealestate.com



NVST Real Estate Solutions, LLC
500 Kirby Street, Lake Charles, LA 70601
337.433.0511 | NVSTrealestate.com

John Michael Klumpp, CCIM
337.794.7620
jmklumpp@nvstrealestate.com

All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.



NVST Real Estate Solutions, LLC
500 Kirby Street, Lake Charles, LA 70601
337.433.0511 | NVSTrealestate.com

John Michael Klumpp, CCIM
337.794.7620
jmklumpp@nvstrealestate.com

All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.



