



±21,995 SF on ±3.62 AC

# FOR SALE



300 Ashland Way  
Madisonville, LA 70447





# Property Highlights



## ADDRESS

300 Ashland Way  
Madisonville, LA 70447



## LOCATION

Located in Ashland Oaks Corporate Park, slightly north of I-12 with immediate access to Highway 1085 and 1077



## PROPERTY BREAKDOWN

Office/Warehouse Building consists of a total of  $\pm$  21,995 SF. The first floor consists of 12,103 SF - comprised of 9,227 SF of office space and 2,875 SF of warehouse space. The second floor consists of 9,892 SF of office space.



## OFFICE BREAKDOWN

Office area includes 7 private offices, reception/waiting, a large conference room, kitchen, two restrooms, two classrooms, copy room, storage, and electrical room.



## WAREHOUSE BREAKDOWN

Warehouse area is divided into 2,211 square feet with fan ventilation and space heaters and 664 square feet with full HVAC. Two overhead doors, 11'x11' and 11'x14'.



## LAND AREA

Land Area: Approximately 157,709 SF  
(3.62 acres)



## CONSTRUCTION

Poured concrete slab, steel frame, brick and metal panel exterior walls, pitched metal roof.



## FLOORS

2 Floors total, elevator served



## PARKING

58 paved spaces



## ZONING

I-2, Industrial District



## ADDITIONAL INFO

Back-up generator on-site



## SALE PRICE

\$2,600,000



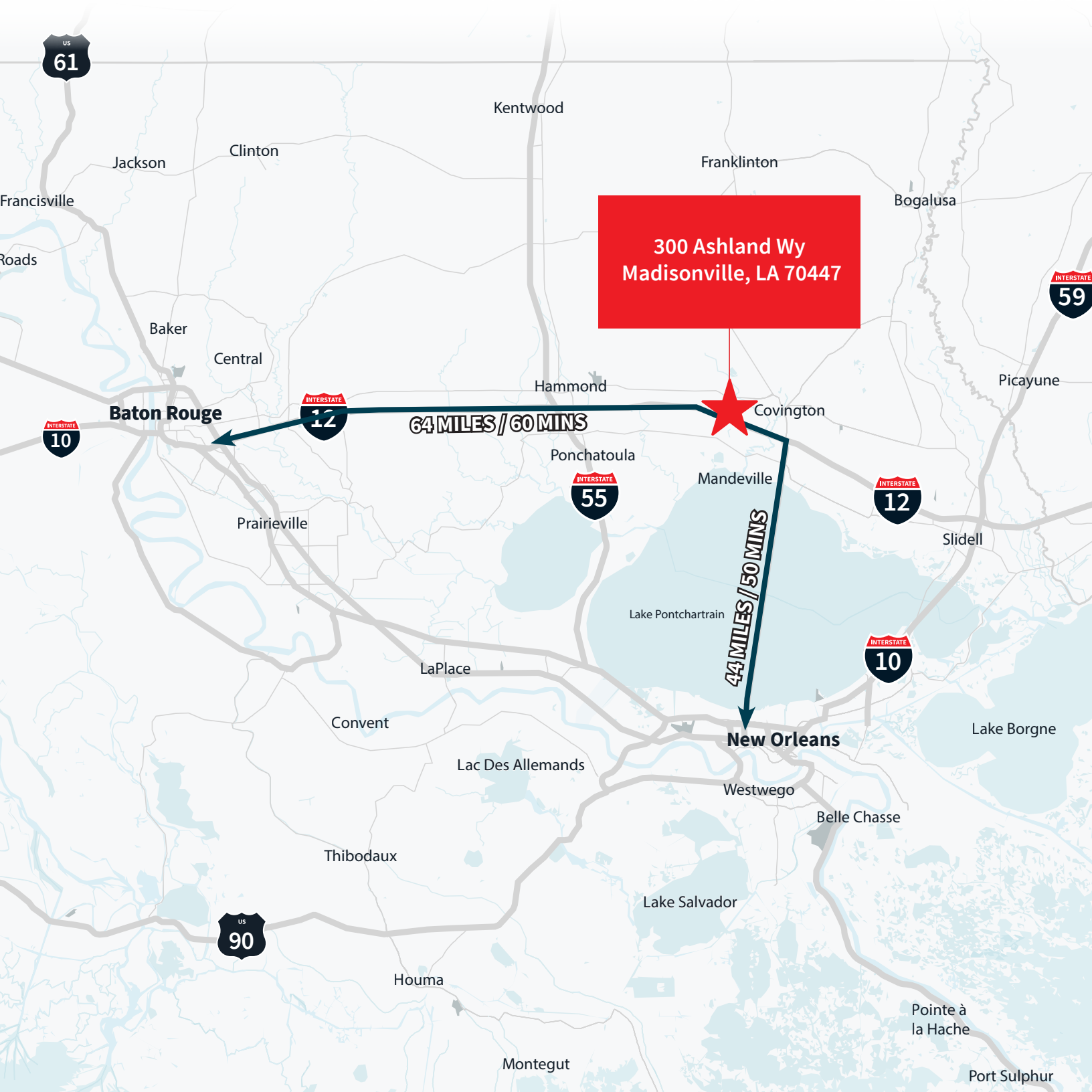






# Location Map

 300 Ashland Way







## Contact for more information:

**Greg Riera**

Senior Vice President

T: (504) 585-2678

M: (504) 616-8194

[greg.riera@jll.com](mailto:greg.riera@jll.com)

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle IP, Inc. All rights reserved.

