



FOR SALE

 300 Ashland Way
Madisonville, LA 70447

±21,995 SF on ±3.62 AC



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

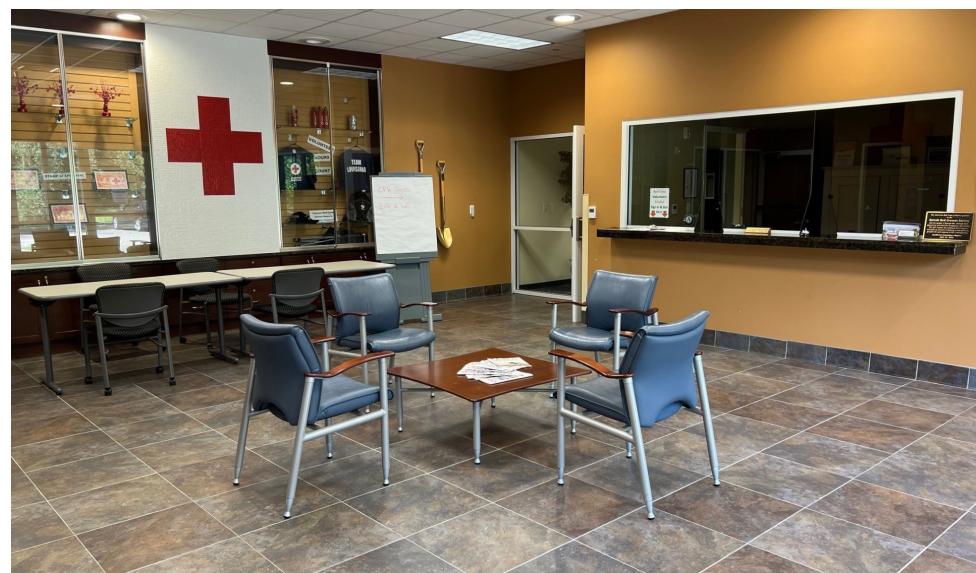
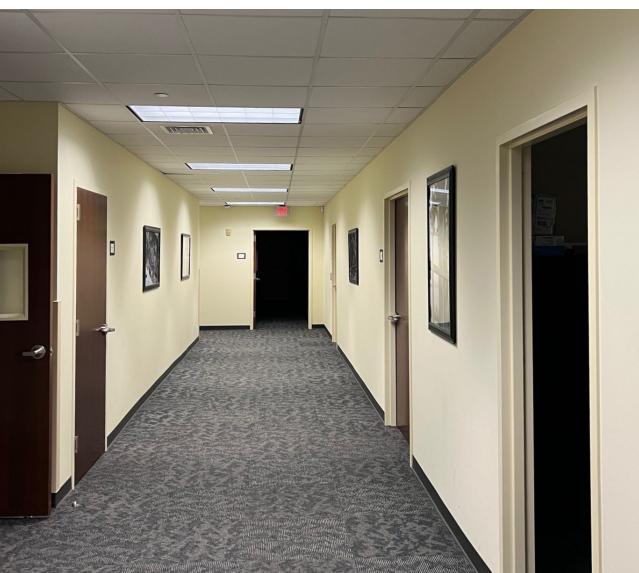
ADDITIONAL INFO

Back-up generator on-site

SALE PRICE

\$2,600,000

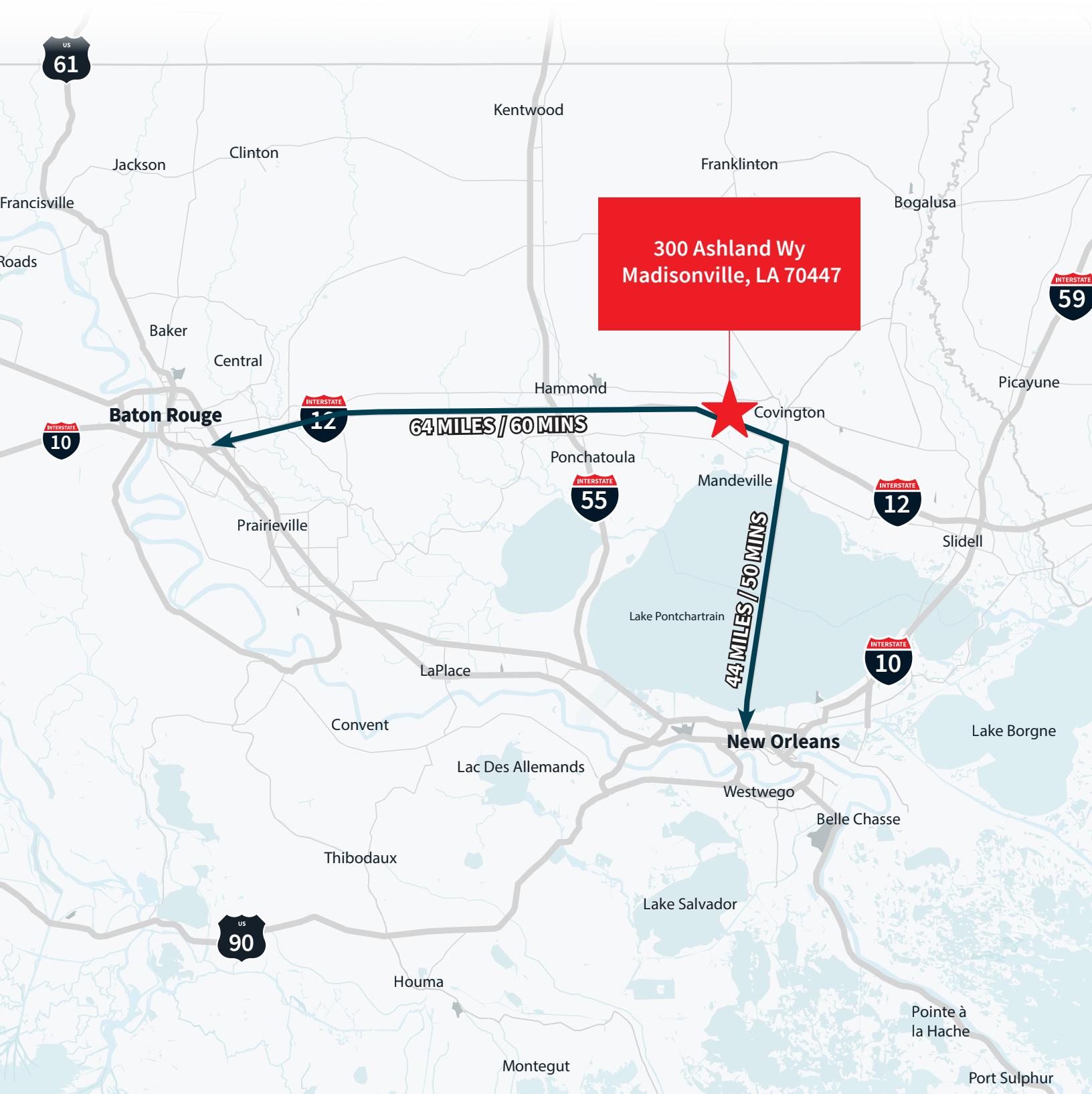




Location Map



300 Ashland Way





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