

### Offering Summary

Sale Price:	\$5,200,000 (\$35.08/SF)
Building Size:	148,224 SF
Lot Size:	7.73 Acres
Year Built:	1960/1980
Zoning:	I-1
Market:	LA-Monroe

### Property Highlights

- 6 Dock Doors
- 2 Buildings in Great Condition on 7.73 Acres
- Great Access and Visibility
- Ideally Located on Louisville Ave. (less than 4 miles from I-20)
- Fully Sprinklered

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Property Type	Industrial
Property Subtype	Warehouse/Distribution
APN	105315
Building Size	148,224 SF
Lot Size	7.73 Acres
Year Built	1960
Year Last Renovated	1980
Number of Buildings	2
Parking Ratio	0.2 (per 1,000 SF)
	26
Ceiling Height	26'
Dock Doors	6
Roof	Gabled
Number of Buildings	2

The subject property is a distribution warehouse conveniently located on Louisville Avenue (LA Hwy 80) in Monroe, LA. It provides great access and visibility. The property sits 3.6 miles from Interstate 20 and 0.6 miles from Martin Luther King Jr. Drive (LA HWY 165).

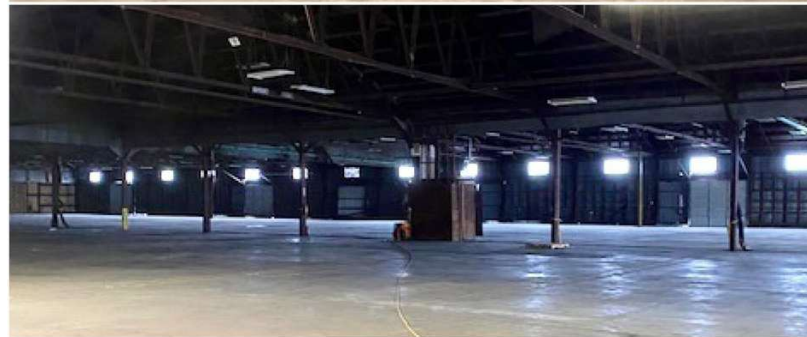
The total building area is 148,224 square feet. The property is comprised of two buildings, constructed at different times. The original south building was constructed in the 1960's and contains 60,600+/- square feet. The newer north building was constructed in the 1980s and contains 87,624+/- square feet. The property sits on a total of 7.73 acres.

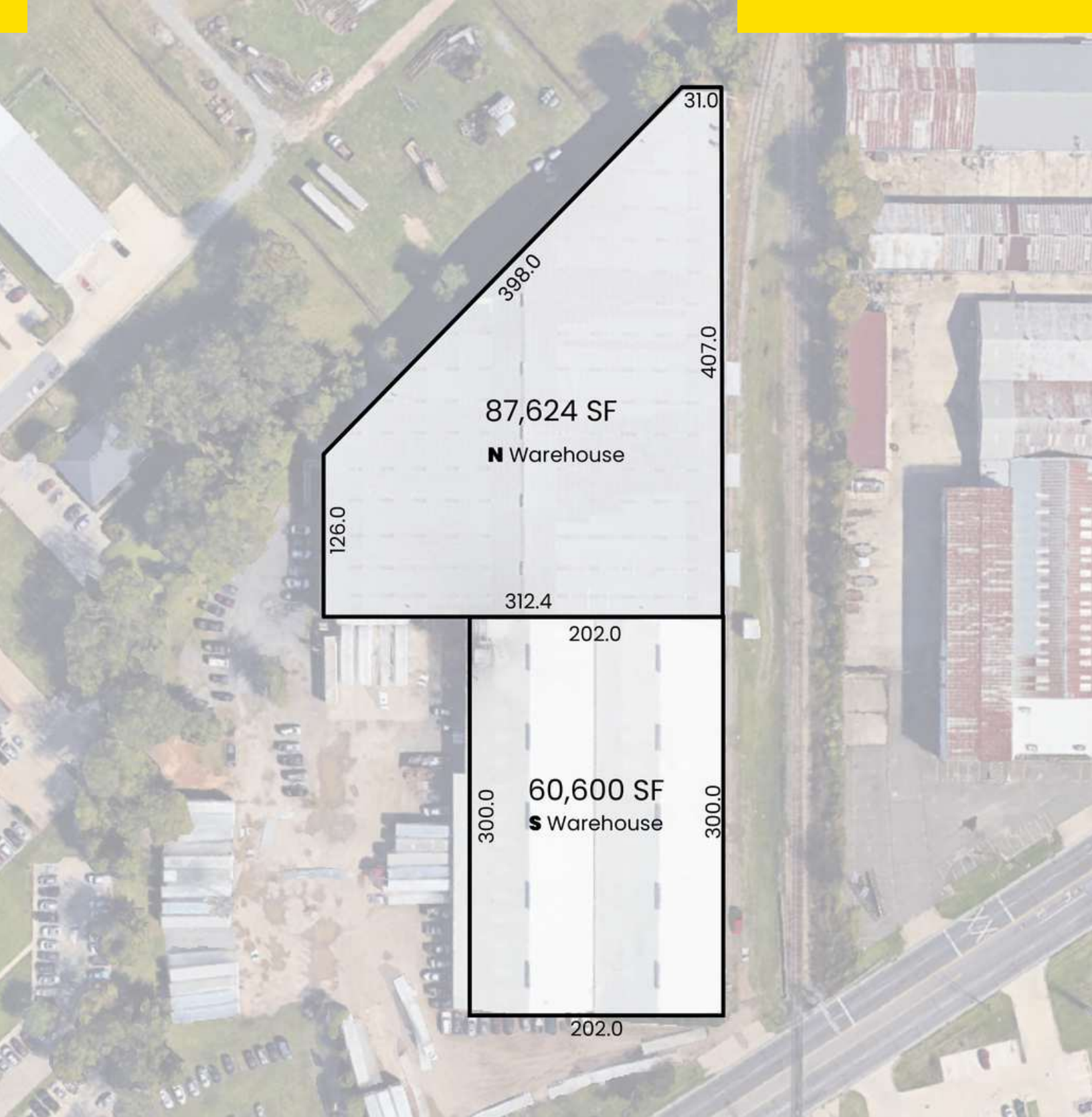
**NORTH BUILDING: 87,624 +/- SF**

- 2 dock doors (4 levelers, 12' x 25')
- 38'6" center height
- 26' clear height on the northernmost wall
- 2-story office (9 offices, conference, and restroom)

**SOUTH BUILDING : 60,600 +/- SF**

- 4 dock doors on the west side
- 3 (12' x 19') doors & 1 (14'x19') door
- 16' clear span with 33' center
- 2 offices, 2 restrooms, and breakroom trailer





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