



INDUSTRIAL YARD & OFFICE/WAREHOUSE SPACE

326 Almedia Rd, Saint Rose, LA 70087



PROPERTY DESCRIPTION

Now available - Two adjacent properties in St. Rose, LA with flexible leasing options to accommodate a variety of industrial and service users. 326 Almedia Road includes an office/warehouse building with a secure, fenced yard exceeding 15,000 SF. The adjoining property at 330 Almedia Road consists of approximately 30,605 SF of fenced yard area and is also available for lease.

The properties may be leased individually or together, allowing tenants to scale operations as needed. Located just off River Road and in close proximity to the Interstate 310 interchange at Airline Drive, the site provides convenient access to Interstate 10 and Highway 90.

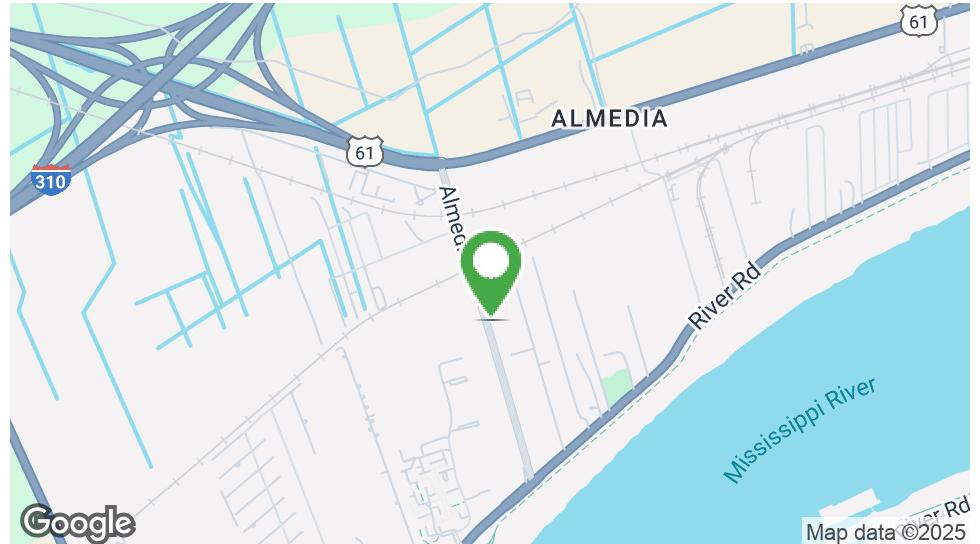
Situated within an established industrial corridor, the property is also near restaurants and retail services, offering added convenience for employees and visiting customers.

INDUSTRIAL PROPERTY FOR LEASE

SITE SUMMARY

MATT EATON, CCIM • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.339.2136
matt@matteatonccim.com

MARTIN O. MILLER III, CCIM, SIOR • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.616.5700
momiller@ccim.net



OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (NNN)
Available SF:	45,605 SF
326 Almedia Building Size:	6,369 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	289	741	1,320
Total Population	706	1,807	3,291
Average HH Income	\$71,544	\$74,222	\$85,914



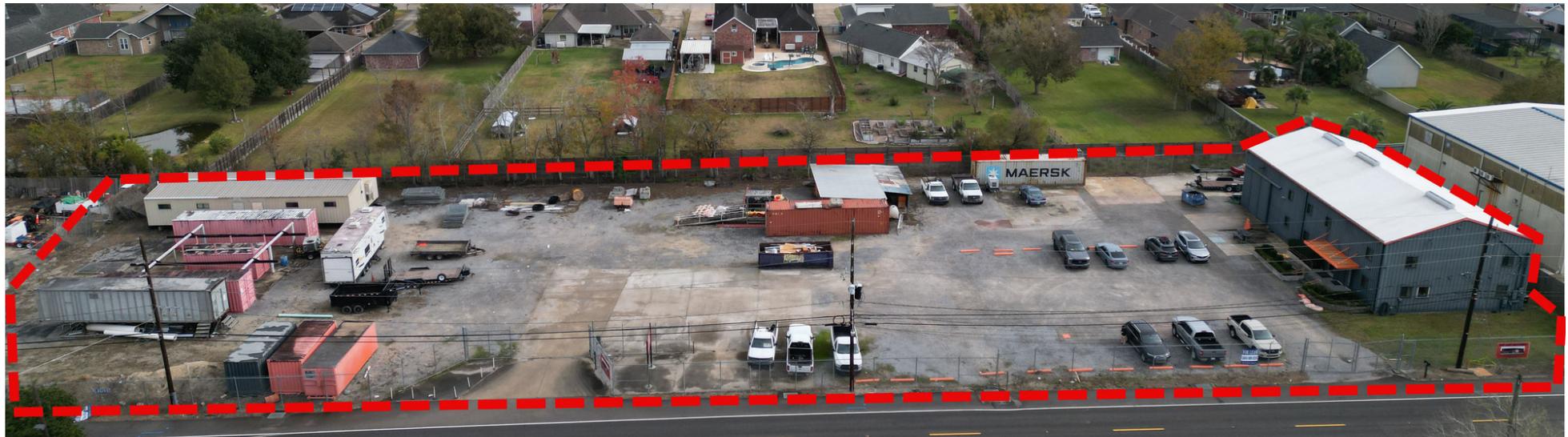
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ADDITIONAL PHOTOS



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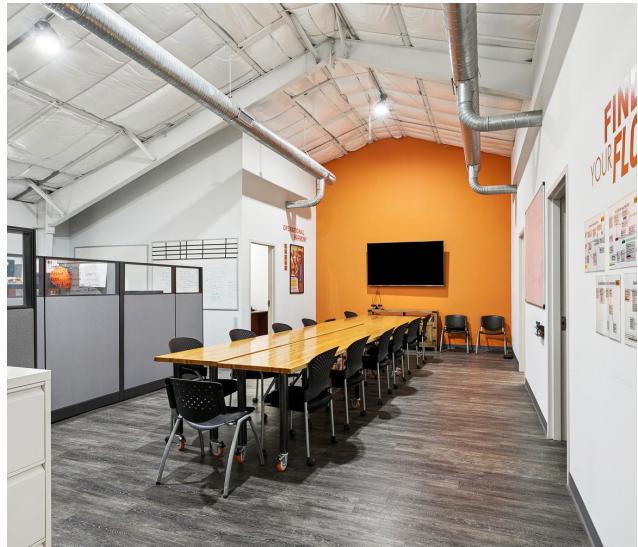
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OFFICE PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



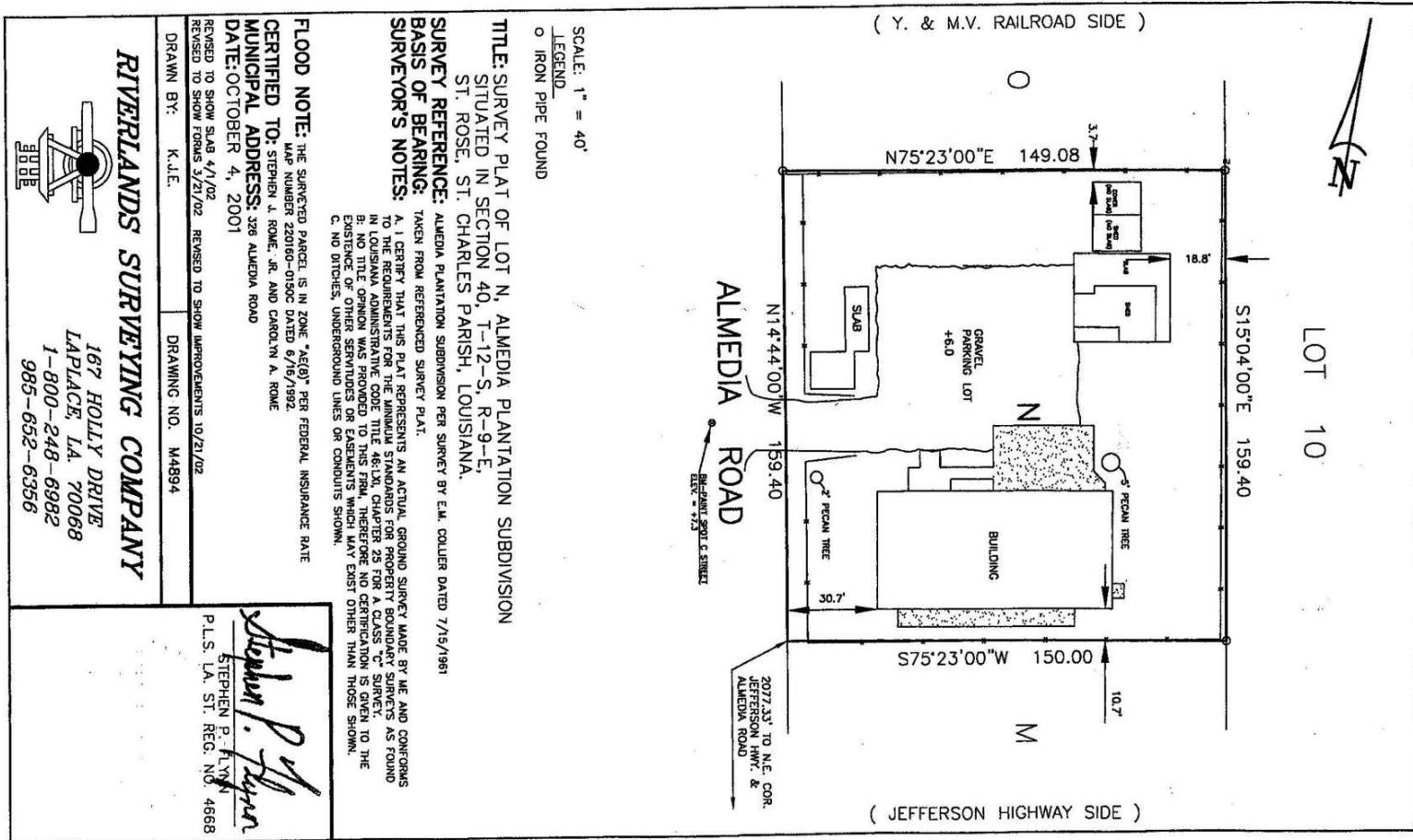


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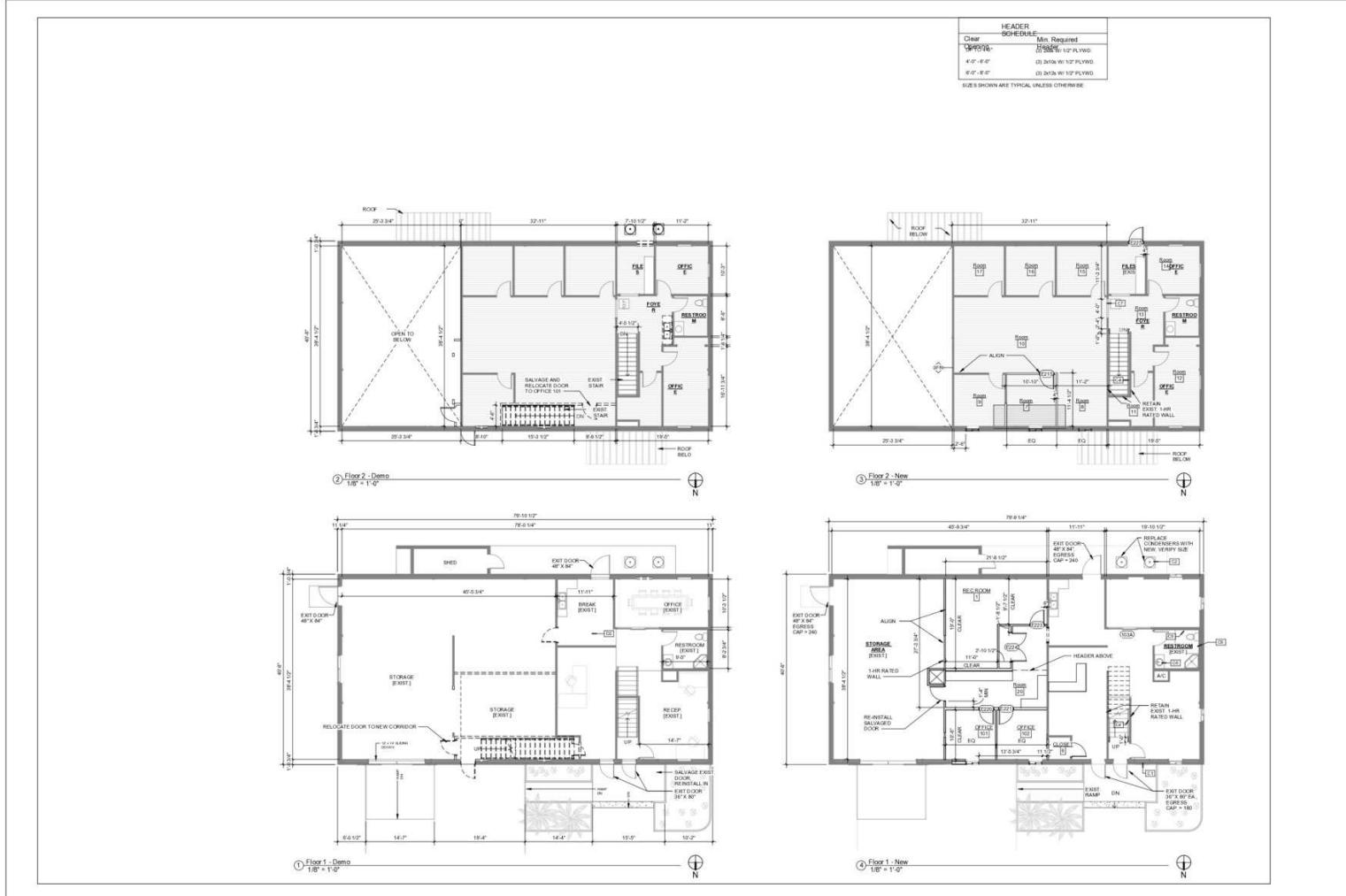
INDUSTRIAL PROPERTY FOR LEASE

SURVEY



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INDUSTRIAL PROPERTY FOR LEASE

BUILDING PLANS

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ADDITIONAL PHOTOS



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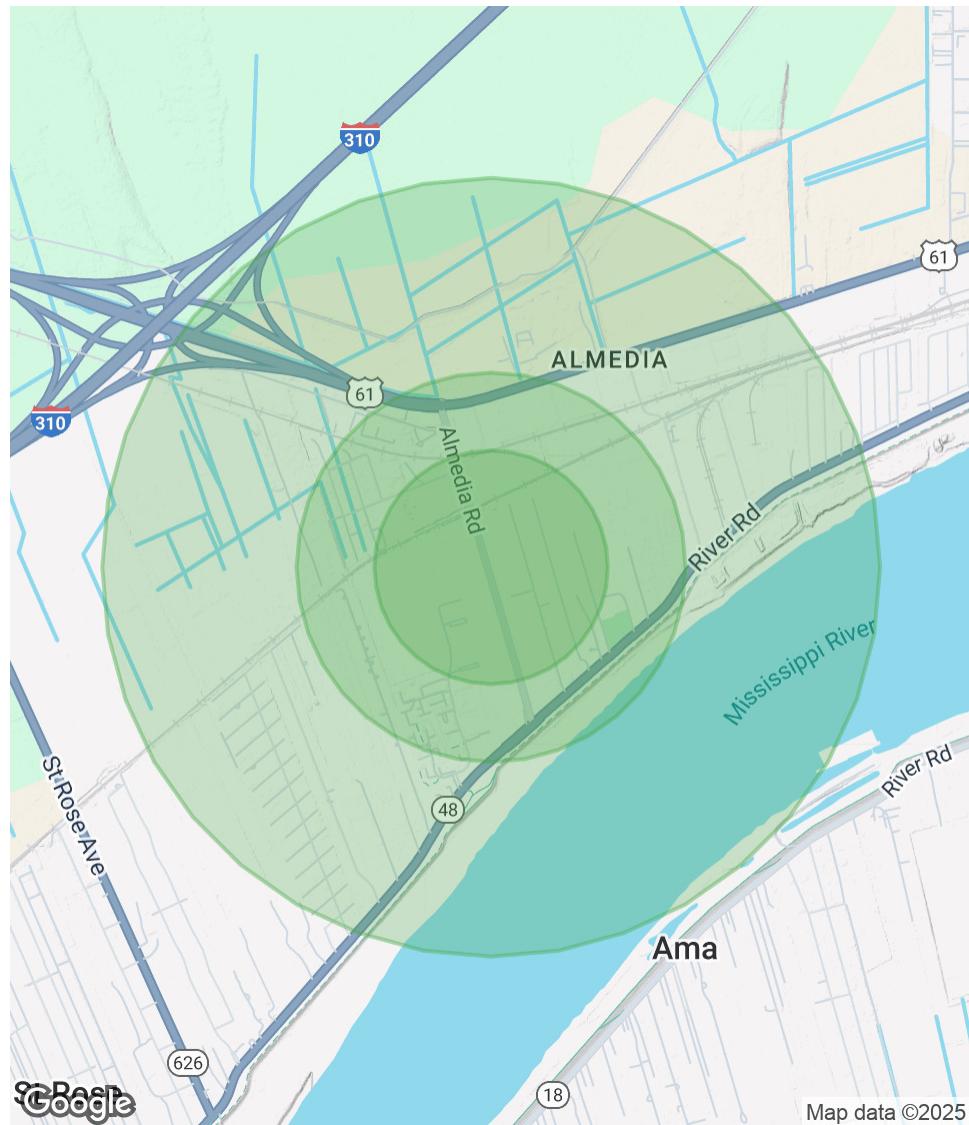
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	706	1,807	3,291
Average Age	38	38	40
Average Age (Male)	37	37	39
Average Age (Female)	39	39	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	289	741	1,320
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$71,544	\$74,222	\$85,914
Average House Value	\$204,559	\$208,789	\$225,468

Demographics data derived from AlphaMap



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DEMOGRAPHICS MAP & REPORT