



## OVERVIEW

Located in Lafourche Parish on busy Hwy 3235 just before the junction with Hwy 1, this former Seafood Freezer and Distribution facility offers incredible opportunity to any user. The current and potential freezer capacity space sets this facility apart for distribution as the rear warehouse area was built to be expanded into as freezer space and has the current capacity to cool the entire square footage. The foundation is poured concrete on pilings with a pre-engineered steel frame and metal siding and roof. The eave height is 25' while the ridge height is 38'. The main office entrance sits to the left of the building and opens to a small lobby with an office and restroom. Two 8'x8' roll up dock high doors on the front of the building can accommodate box trucks and larger. The building contains an office, full restroom, testing room with stainless steel sink, an engine room, loading area with 2 loading docks, 100' x 50' freezer, and warehouse/storage area. The facility components include 2 evaporators, compressor, Ammonia Liquid Re-circulation Package and Receiver, Imcco Evaporative Condenser, Thermosyphon Vessel and Oil Cooler, PLC based control and communication package, Starter panel, and control transformer.

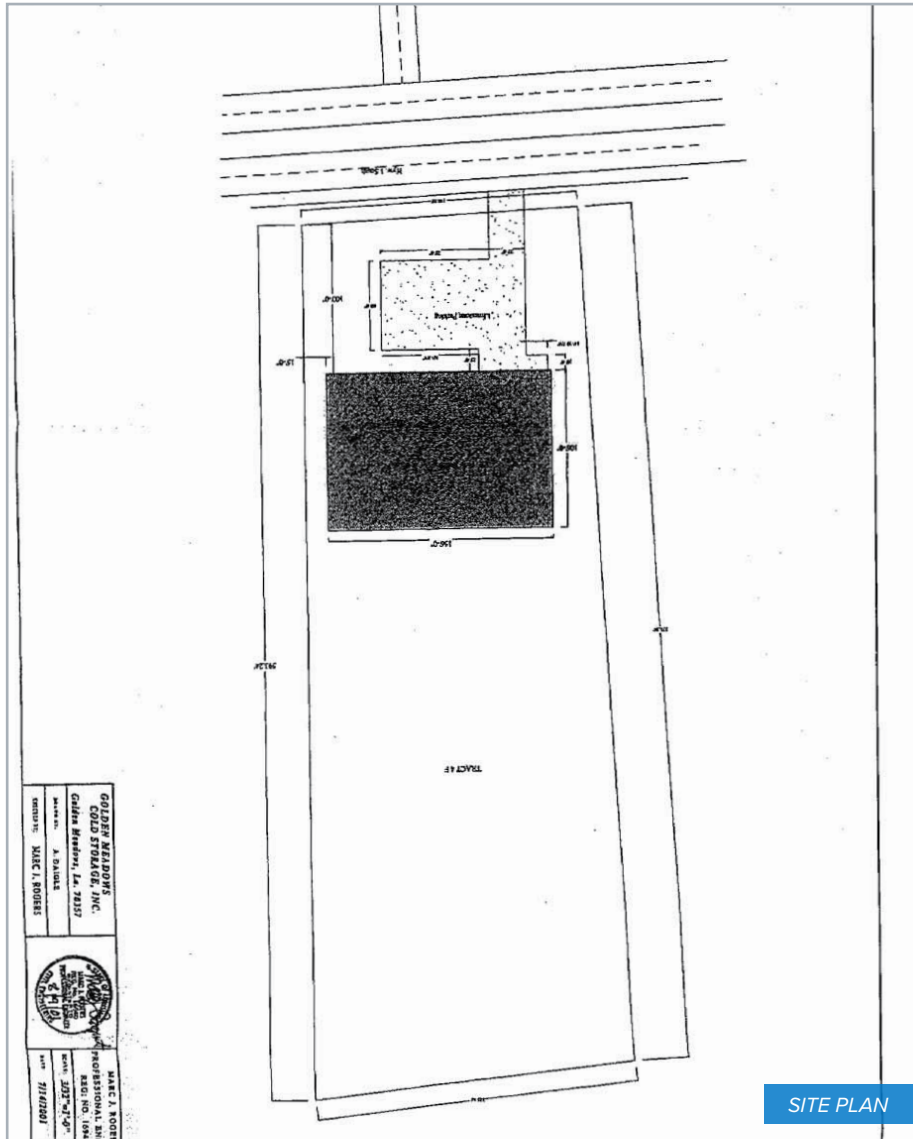
- Building Size: +/-16,536 SF
- Office: 400 SF
- Freezer: 5,000 SF
- Warehouse: 11,136 SF
- Price: \$59 PSF
- Land Size: 2.8 Acres
- 38 ft Ceiling, 25 ft Eave
- Year Built: 2003
- Warehouse, Office, Testing Room, Engine Room
- 2 Roll-Up Dock-High Loading Doors
- Zoned: C-1 Neighborhood Commercial

SUMMARY

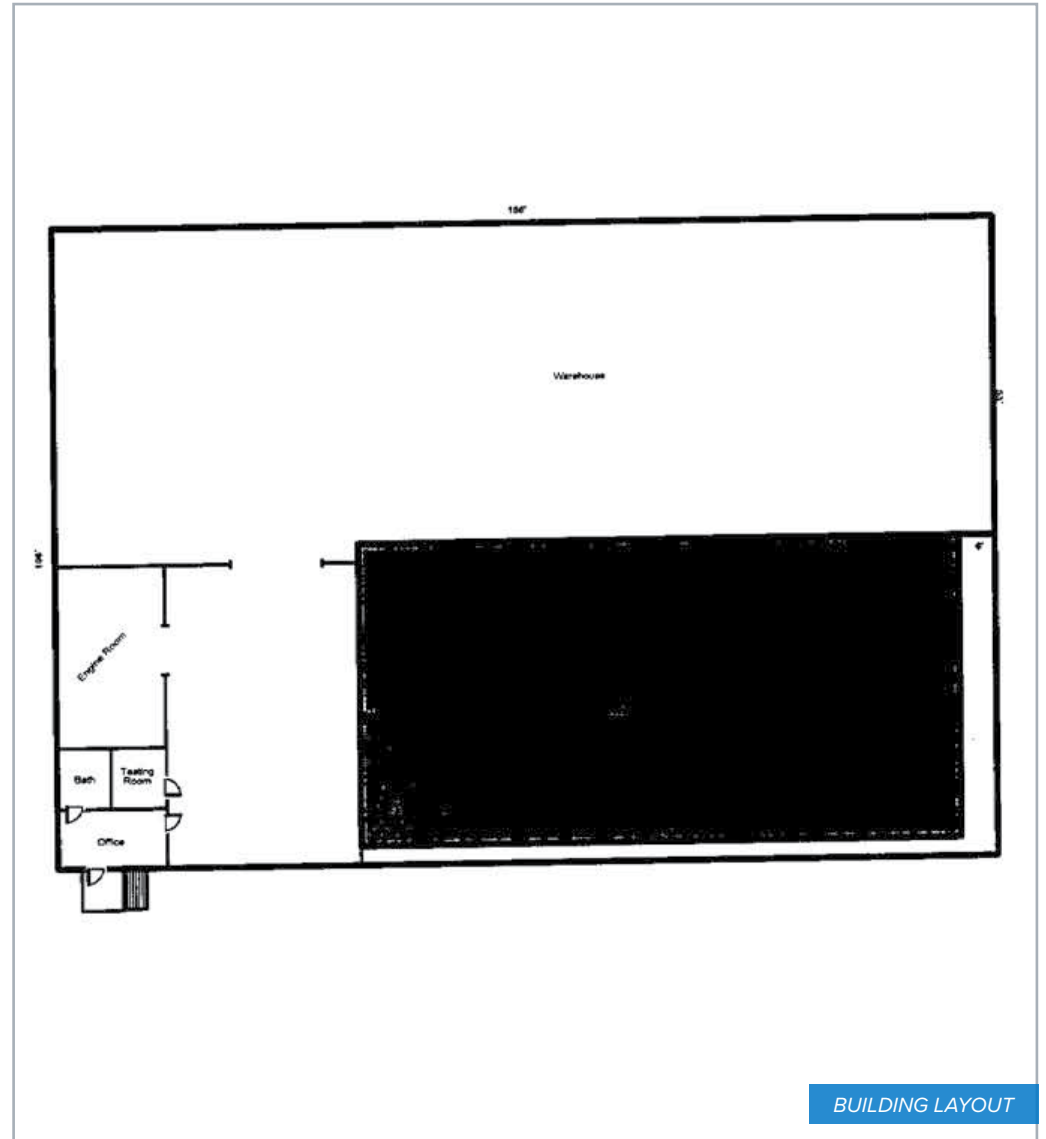
SITE PLAN

PHOTOS

DEMOGRAPHICS



SITE PLAN



BUILDING LAYOUT

SUMMARY

SITE PLAN

PHOTOS

DEMOGRAPHICS

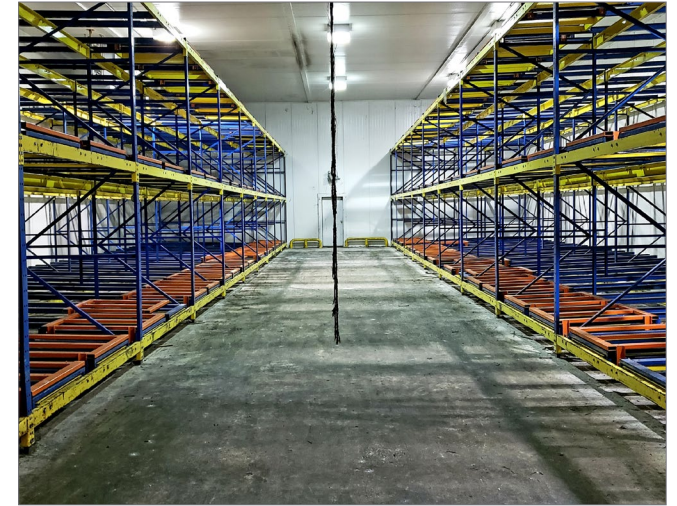
Docks



Loading



Freezer



Exterior Components



Large Storage



Interior Components

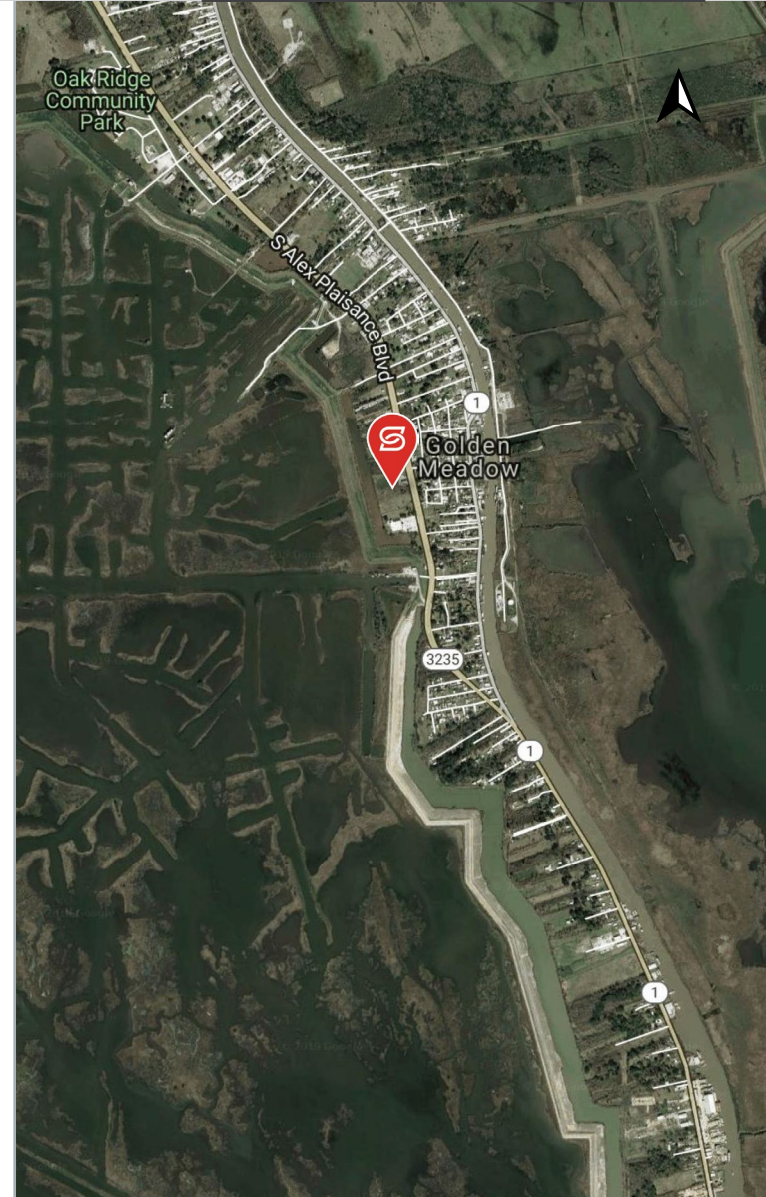


SUMMARY



SITE PLAN

PHOTOS

DEMOGRAPHICS



## 2022 DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
 POPULATION	2,955	5,452	8,037
 AVG. HH INCOME	\$75,075	\$79,010	\$75,332

