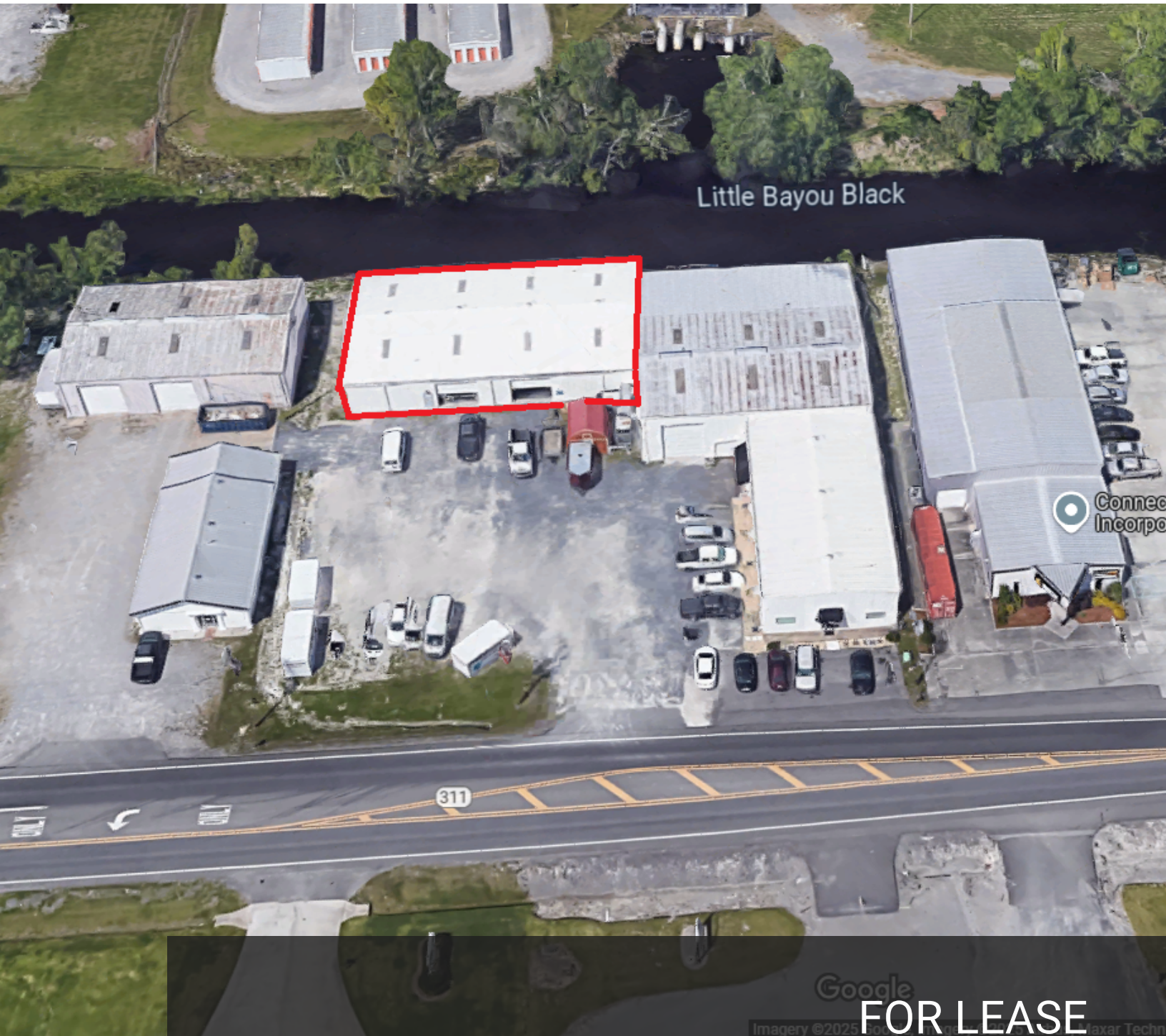


INDUSTRIAL FOR LEASE

5343 LA-311, HOUMA, LA 70360

5343 LOUISIANA 311, HOUMA, LA 70360



CASTRO REAL ESTATE SERVICES

6777 Jefferson Hwy
Baton Rouge, Louisiana 70806



PRESENTED BY:

MIGUEL CASTRO, JR

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

5343 LOUISIANA 311 | HOUMA, LA 70360



Property Highlights

| | |
|--------------------|--------------|
| Lease Rate: | \$10.00 PSF |
| Lease Term: | 36 Months |
| Available SF: | 6,000 |
| Warehouse SF: | 6,000 |
| Clear Height: | 16' |
| Construction Type: | Metal |
| Parking Spots | Approx 10-15 |
| Lease Type | NNN |

Property Overview

This is a 60' x 100' warehouse adjacent to Diversified Construction Contractors. The facility has four rollup doors. Two in the front and two in the back.

At 6,000 SF there is plenty of room for storage, distribution or light manufacturing. A must see!

Location Overview

Houma, Louisiana, a city located in the heart of Terrebonne Parish, is a vibrant hub known for its rich Cajun culture, abundant nature, and unique identity as the "Capital of Bayou Country".

It's a place where the Mississippi River Delta meets the Gulf of Mexico, surrounded by extensive wetlands and bayous, offering a blend of historical charm, outdoor adventures, and delicious culinary experiences.

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AVAILABLE SPACES

5343 LOUISIANA 311 | HOUMA, LA 70360



INDUSTRIAL

FOR LEASE



Highlights

- 6,000 SF
- Blank Canvas
- Climate Controlled
- Highly visible
- Available Now

| Space | Size | Rate | Use | Available |
|-------|-------|-------------|-----------|-----------|
| 1 | 6,000 | \$5,000 /mo | Warehouse | Now |

Nearby Places

- Southdown Plantation & Museum
- Pop's Cajun Cafe
- Welltec Inc
- Bio Solutions LLC
- Rig Chem Incorporated
- Custom Abrasives LLC

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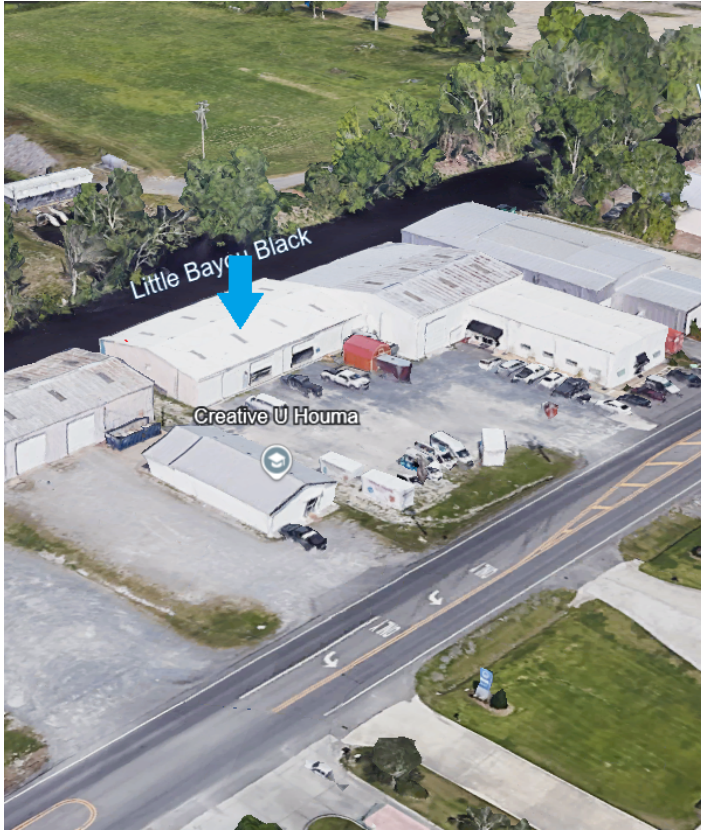


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PROPERTY PHOTOS

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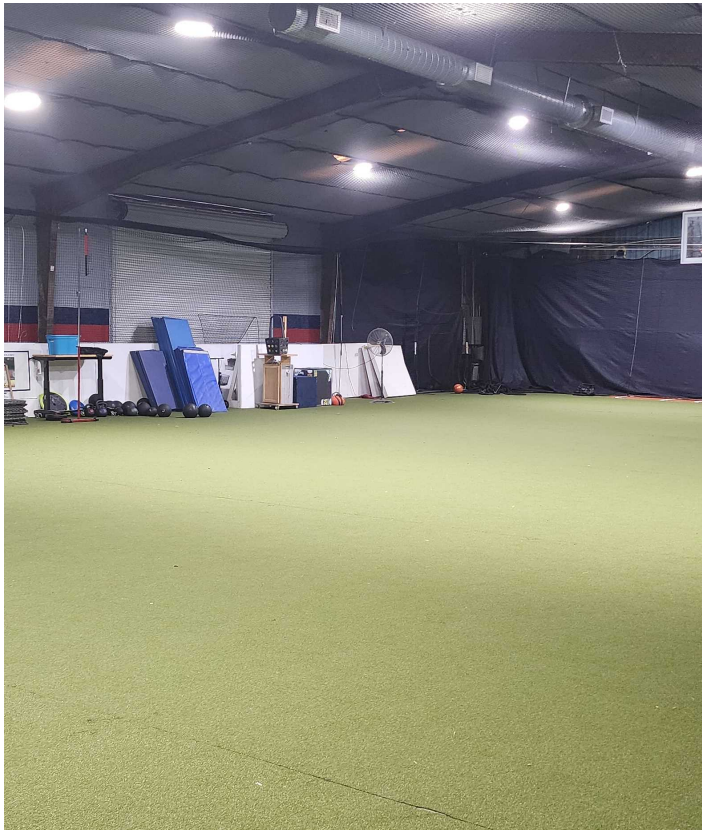
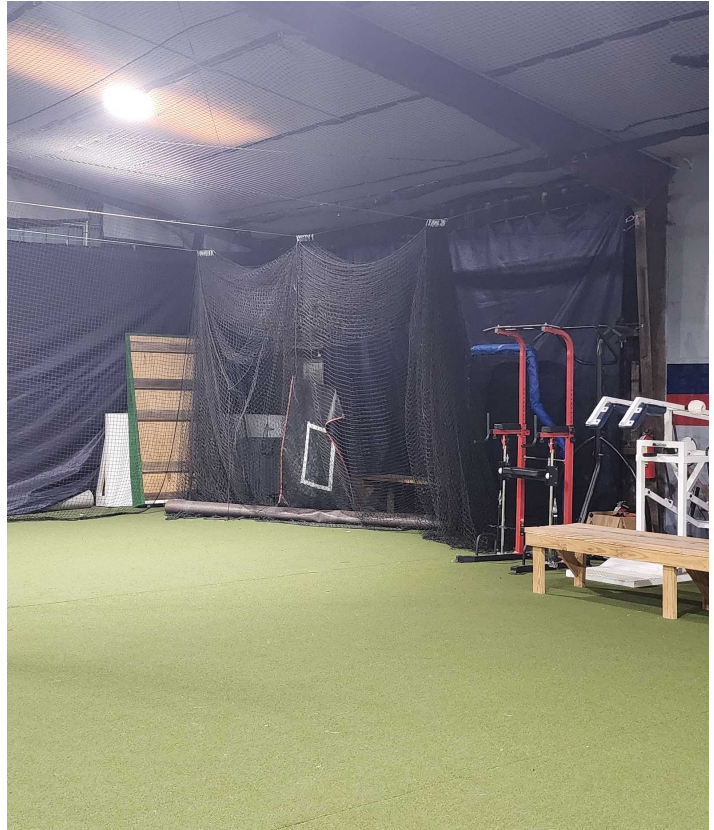
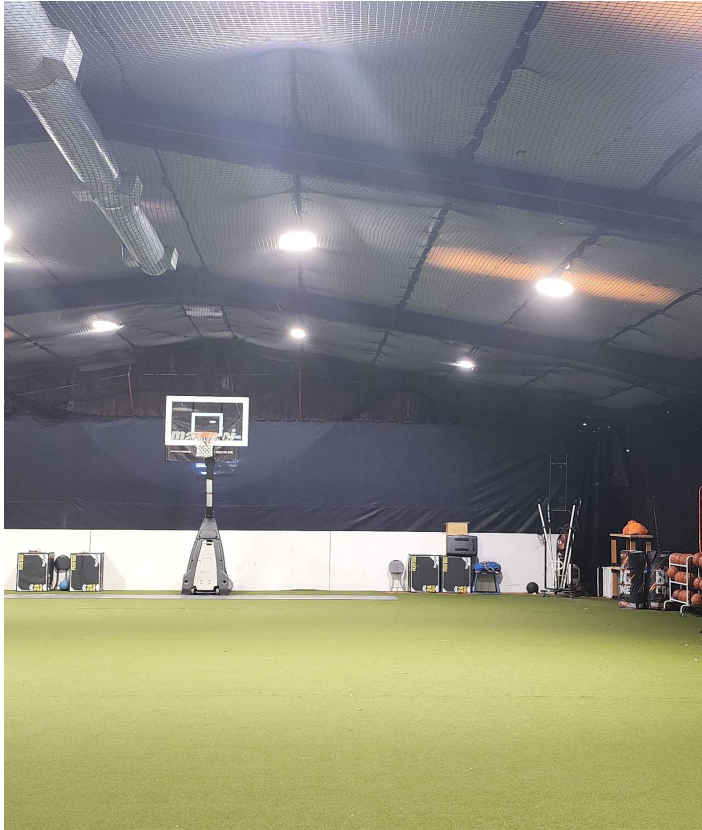
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PROPERTY PHOTOS

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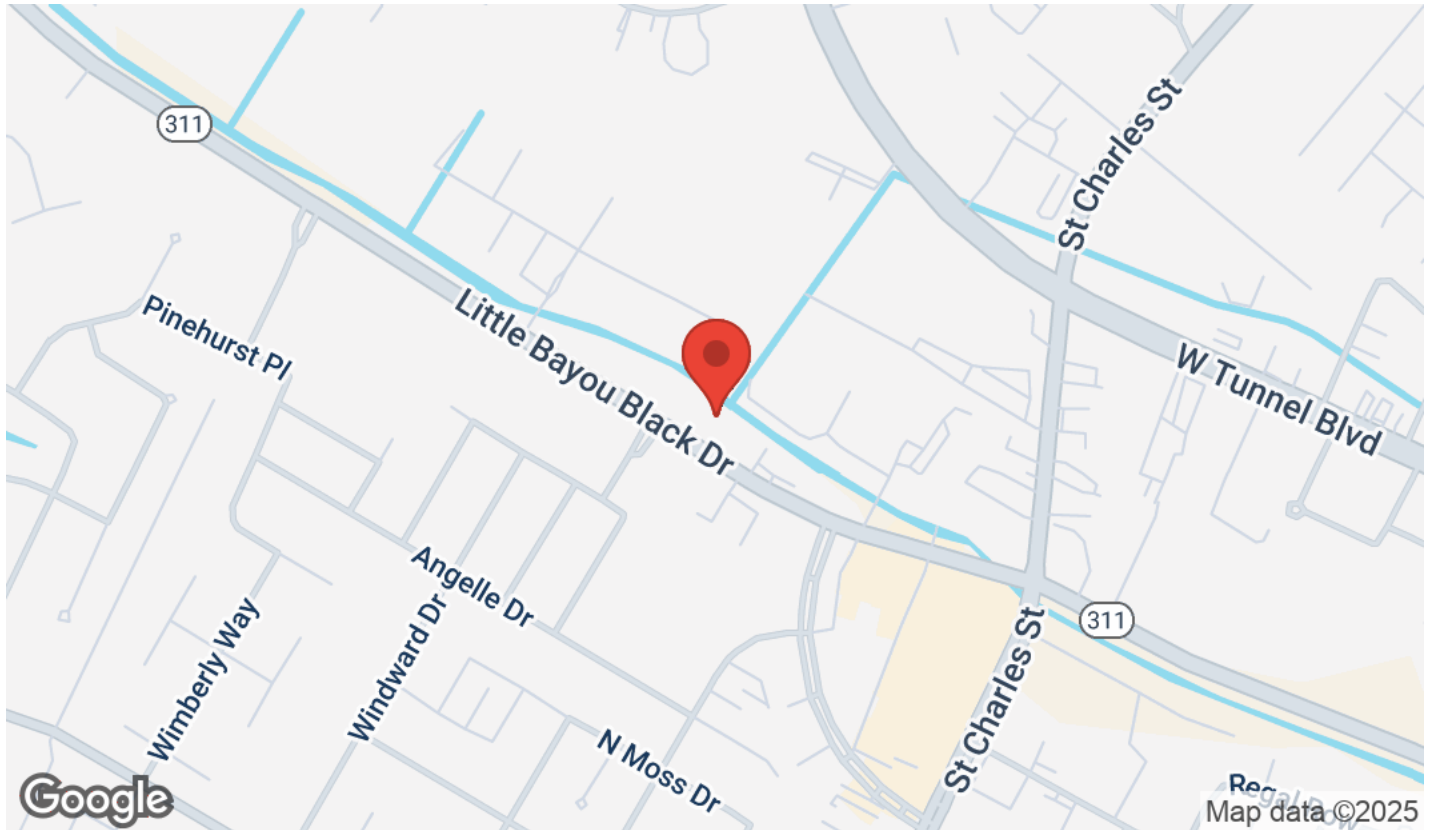


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LOCATION MAPS

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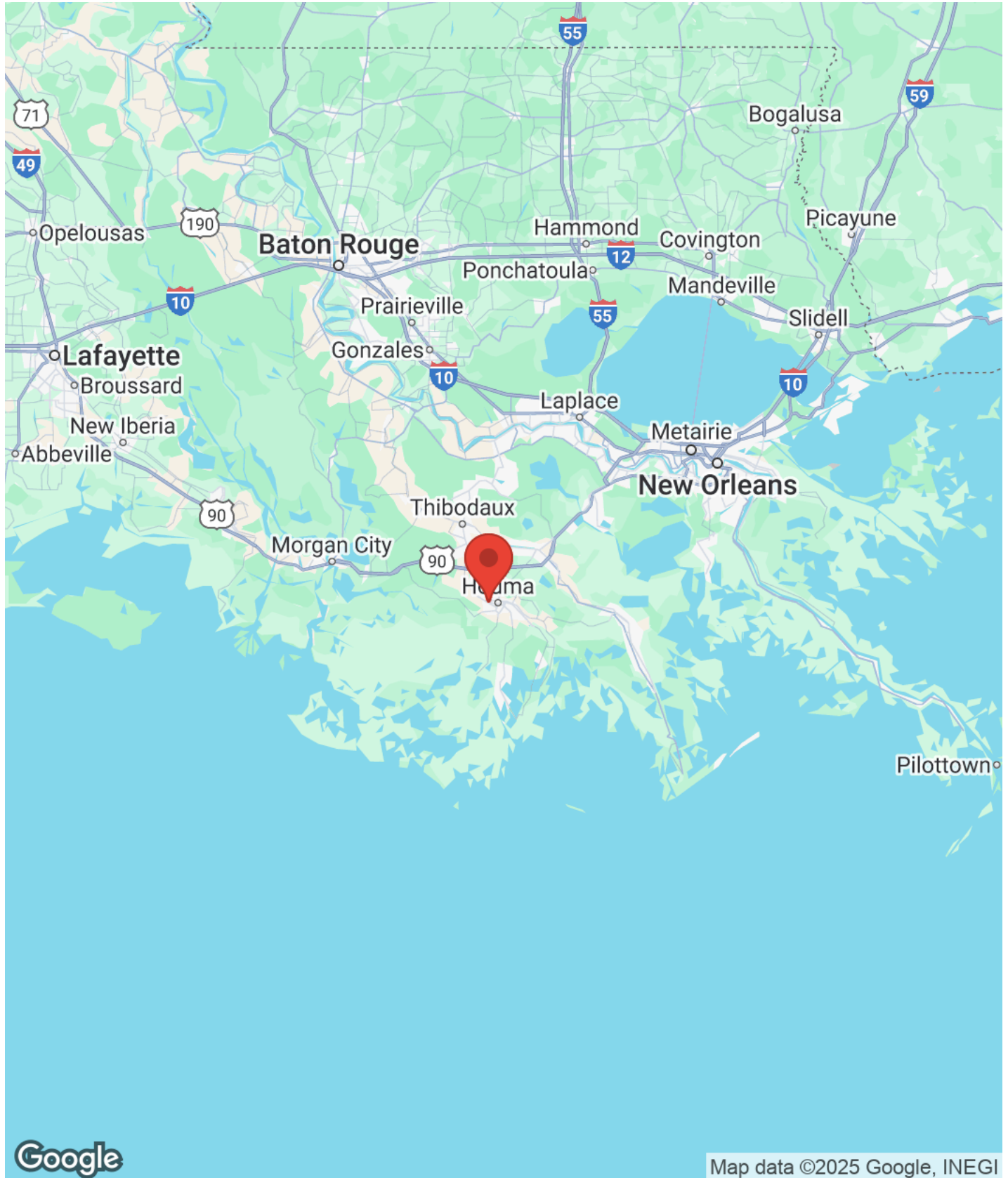


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REGIONAL MAP

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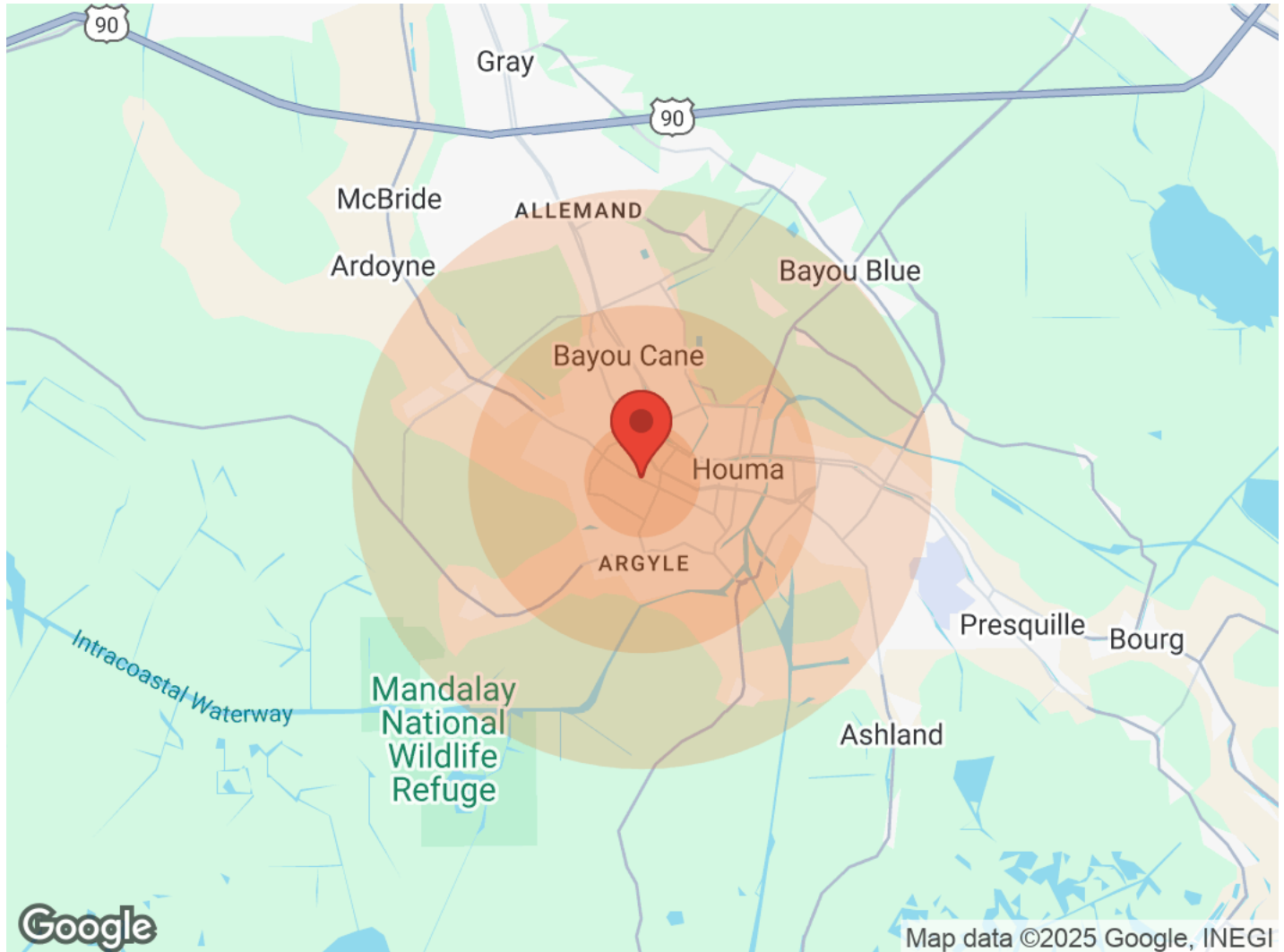
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DEMOGRAPHICS

5343 LOUISIANA 311 | HOUMA, LA 70360



| Population | 1 Mile | 3 Miles | 5 Miles | Income | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|---------------------|----------|----------|----------|
| Male | 1,730 | 20,705 | 31,148 | Median | \$37,838 | \$46,373 | \$46,385 |
| Female | 1,902 | 22,091 | 33,118 | < \$15,000 | 123 | 2,143 | 3,198 |
| Total Population | 3,632 | 42,796 | 64,266 | \$15,000-\$24,999 | 139 | 1,799 | 2,653 |
| | | | | \$25,000-\$34,999 | 139 | 1,925 | 2,645 |
| | | | | \$35,000-\$49,999 | 178 | 2,404 | 3,571 |
| | | | | \$50,000-\$74,999 | 249 | 2,781 | 4,372 |
| | | | | \$75,000-\$99,999 | 116 | 1,843 | 2,975 |
| | | | | \$100,000-\$149,999 | 151 | 2,284 | 3,087 |
| | | | | \$150,000-\$199,999 | 160 | 735 | 924 |
| | | | | > \$200,000 | 14 | 620 | 691 |
| Age | 1 Mile | 3 Miles | 5 Miles | Housing | 1 Mile | 3 Miles | 5 Miles |
| Ages 0-14 | 742 | 8,985 | 13,899 | Total Units | 1,333 | 18,224 | 26,514 |
| Ages 15-24 | 480 | 5,846 | 9,148 | Occupied | 1,258 | 16,911 | 24,633 |
| Ages 25-54 | 1,377 | 16,997 | 25,206 | Owner Occupied | 865 | 10,873 | 16,315 |
| Ages 55-64 | 495 | 4,974 | 7,302 | Renter Occupied | 393 | 6,038 | 8,318 |
| Ages 65+ | 538 | 5,994 | 8,711 | Vacant | 75 | 1,313 | 1,881 |
| Race | 1 Mile | 3 Miles | 5 Miles | | | | |
| White | 2,502 | 32,833 | 47,124 | | | | |
| Black | 1,030 | 7,753 | 13,339 | | | | |
| Am In/AK Nat | 51 | 580 | 1,050 | | | | |
| Hawaiian | N/A | N/A | N/A | | | | |
| Hispanic | 76 | 1,598 | 2,694 | | | | |
| Multi-Racial | 88 | 2,680 | 4,726 | | | | |

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PROFESSIONAL BIO

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Miguel has managed Real Estate transactions since 1996. He currently guides his clients with all their Commercial Real Estate needs.

Miguel has a degree in Finance with concentration in Investments and Real Estate from the University of New Orleans where he was a member of the Finance and Economics Association.

He has 17 years of Banking experience working for one of the most respected global financial institutions. He has helped many clients in the areas of Banking, Investments and Real Estate Financing.

He is married, has three children and lives in the Baton Rouge area. He is an avid golfer and an astute soccer player.

He attends Healing Place Church where he always finds an uplifting message.

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DISCLAIMER

5343 LOUISIANA 311



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