

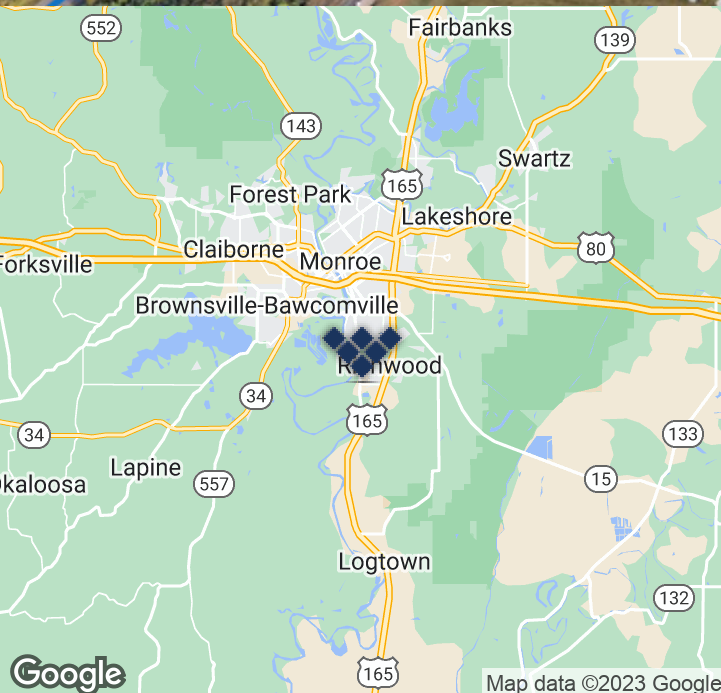


**Industrial For Lease  
397,000 +/- SF**

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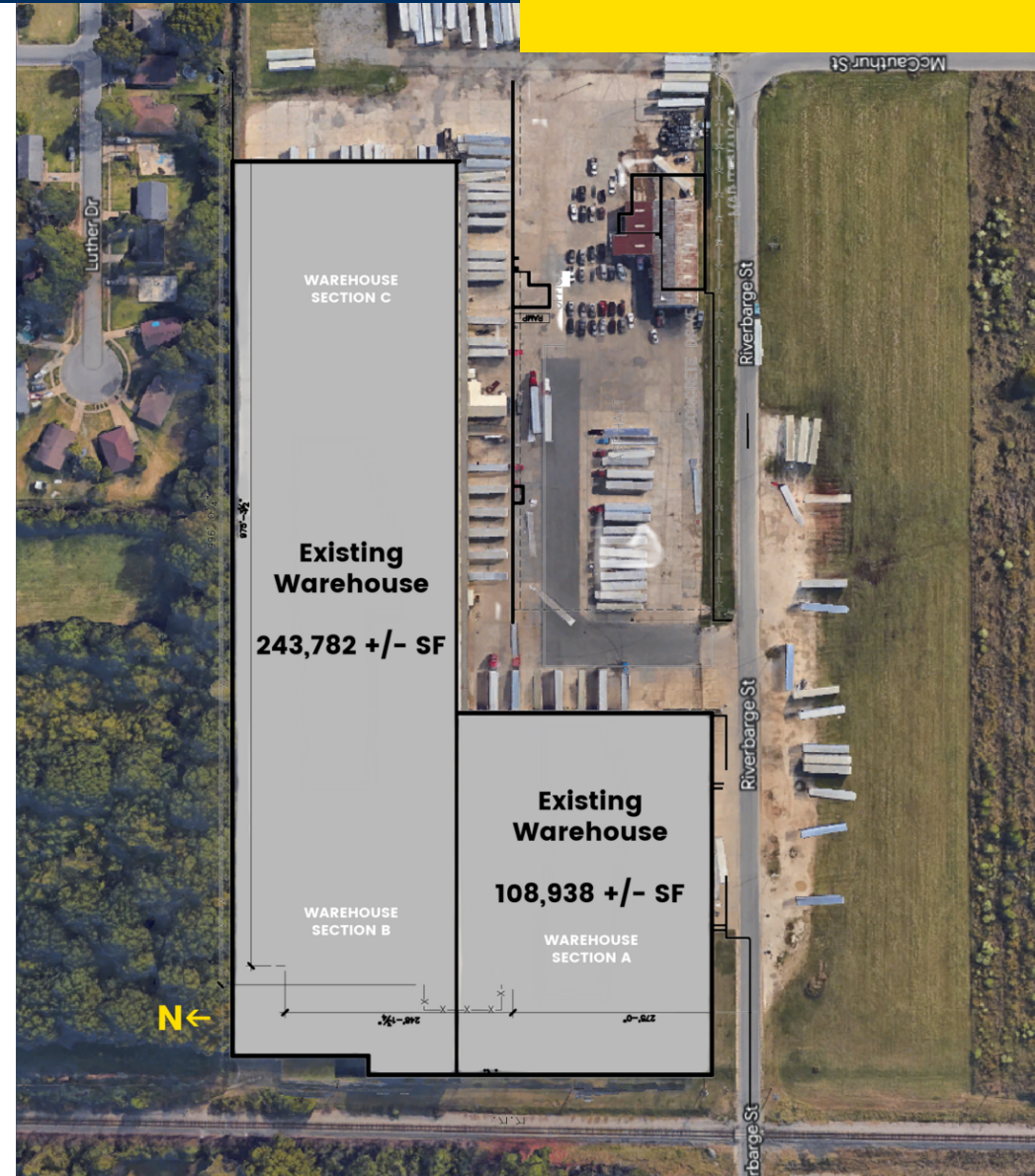
### Property Highlights

- Direct Rail Access Available
- Flexible Space Configurations
- Easily Accessible to Hwy 165
- 4 Miles South of I-20
- Fenced Parking
- Concrete Paved Truck Court 4.5 +/- Acres
- Additional 6.4 +/- Acre Tract of Land, Not Improved

### Property Overview

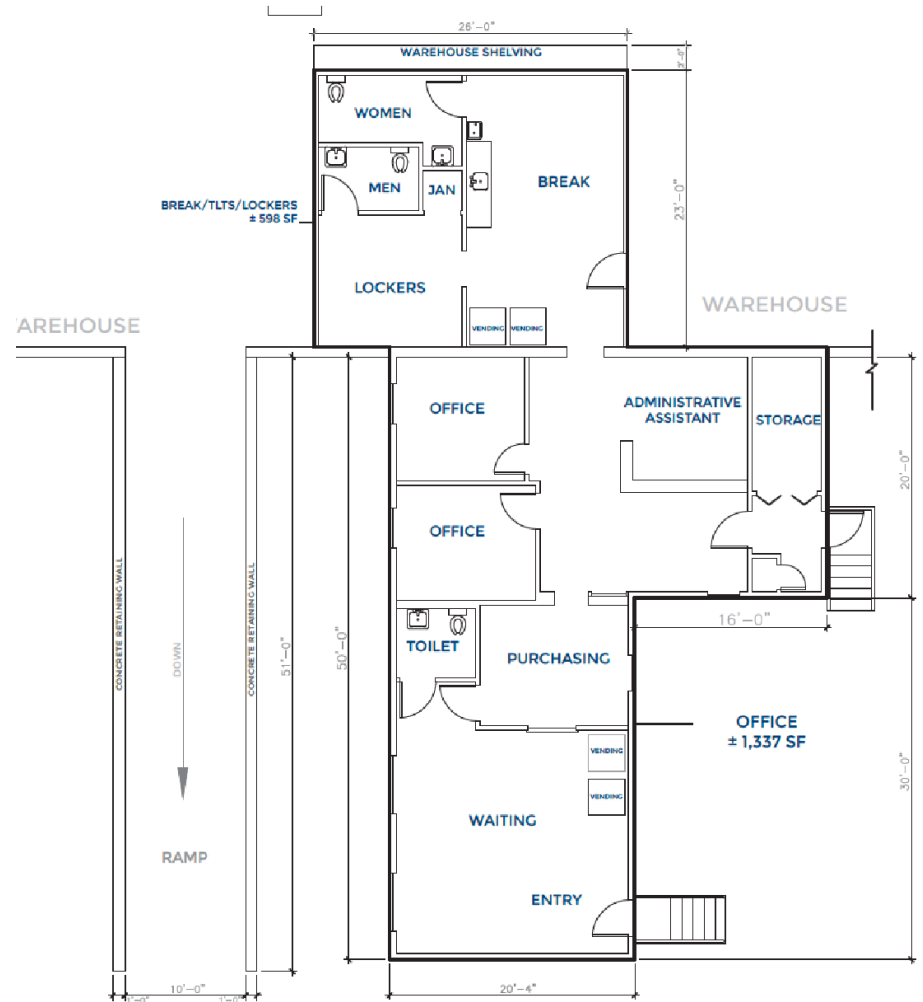
Composed of 397,000 ± SF total, this industrial warehouse offers flexible space configurations ranging from 50,000 to 397,000 SF and features 20 dock doors, with a total capacity of 50 dock doors. The property is ideally located, suitable for distribution and flex usage. Located in South Monroe, the property provides easy access to Hwy 165 and is less than four miles south of I-20.

Available Space	397,000 +/-
Lot Size	21.37 Acres
Lease Rate	\$3.40 PSF (Annual)
Lease Type	NNN
APN	78010; 78016
Year Built	1970
Clear Height	27'
Building Class	B
Column Spacing	50'
Dock Doors	20
Drive In Bays	1
Fire Protection	Wet Class III
Lighting	T5
Lighting Specs	LED with Motion Sense
Roof	Metal
Slab	8" Floor
Truck Court	4.5 +/- Acre Concrete Paved
Additional Land	6.4 +/- Acre Tract, Not Improved

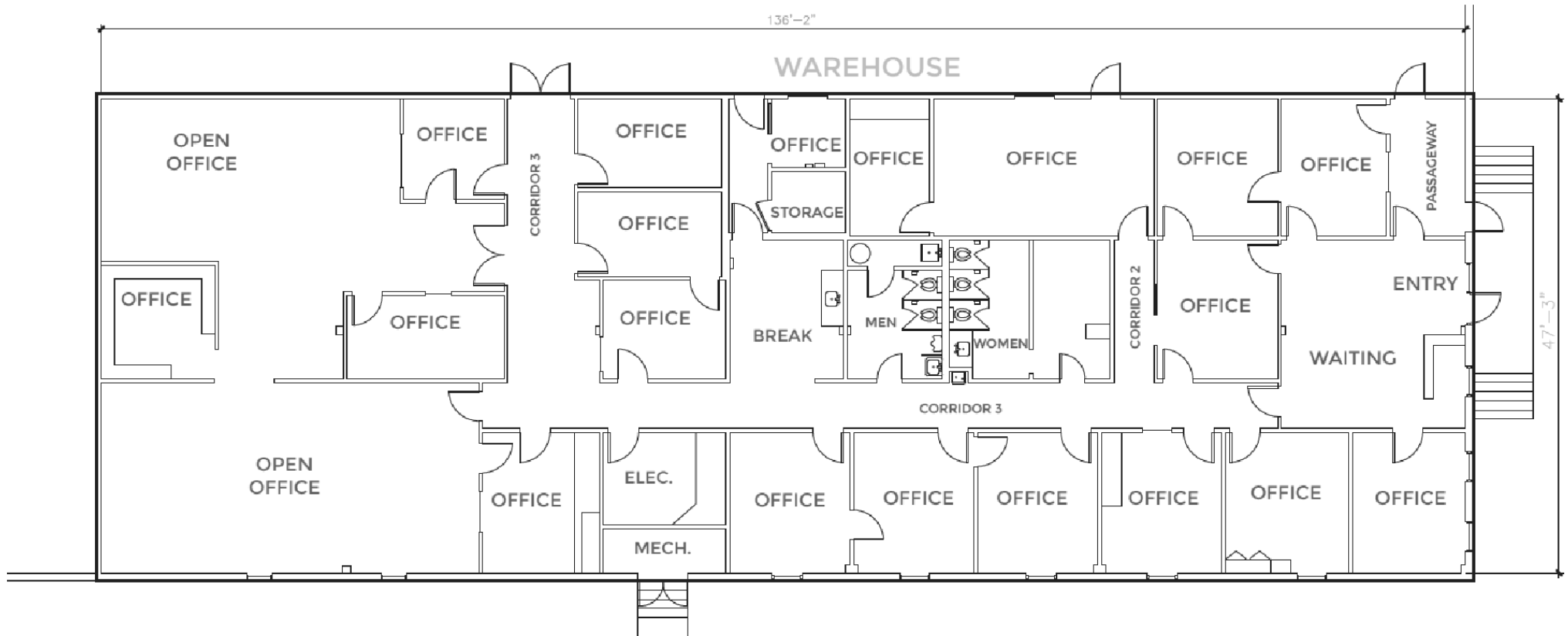




**Warehouse Section C Office**

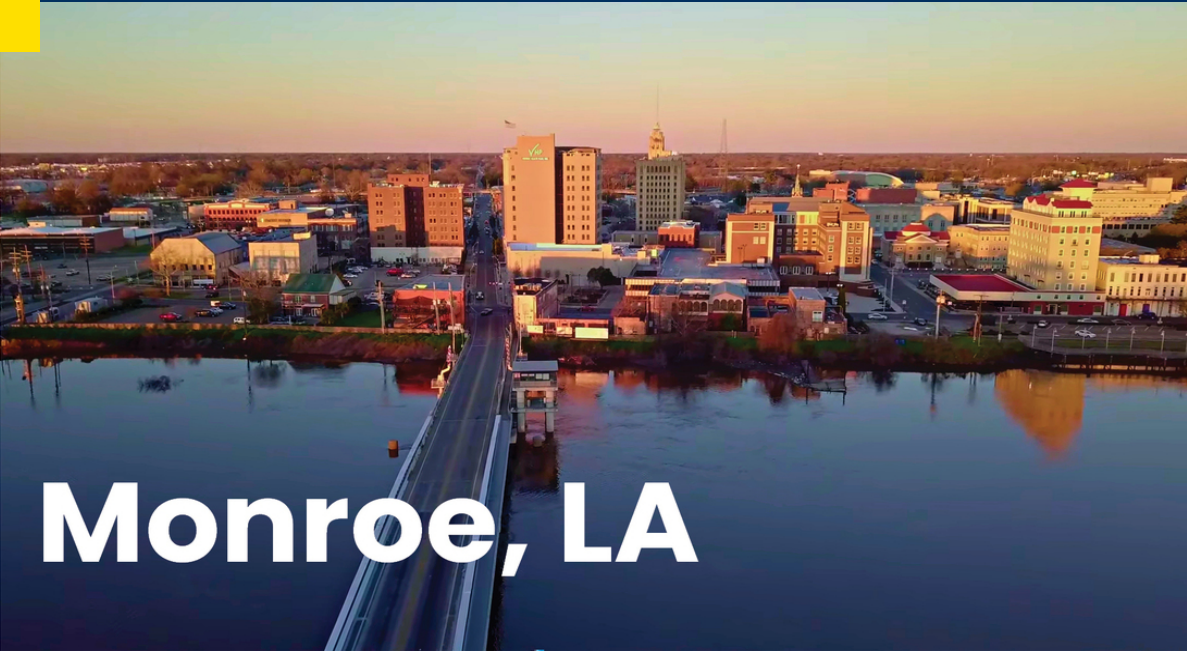


## Warehouse Section A Office

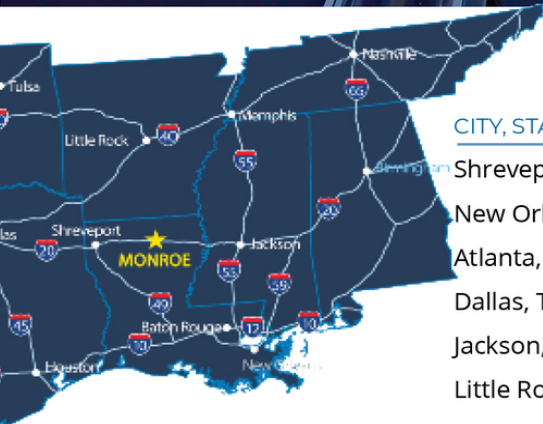


**Square Feet Breakdown**

<b>Description</b>	<b>Space (SF)</b>
Warehouse Single Story	346,220 +/-
Warehouse Office (Included in Warehouse Single-Story)	6,500 +/-
Warehouse Main Office (Separate Attached)	1,337 +/-
Warehouse Main Break	598 +/-
<b>MAIN WAREHOUSE TOTAL</b>	<b>354,655 +/-</b>
Warehouse Mezzanine 1	17,942 +/-
Warehouse Mezzanine 2	18,900 +/-
<b>TOTAL WAREHOUSE</b>	<b>391,497 +/-</b>
Maintenance Shop & Office Single-Story	5,880 +/-
Maintenance Shop & Office Second Floor and Mezzanine	582 +/-
<b>TOTAL MAINTENANCE</b>	<b>6,462 +/-</b>



# Monroe, LA



CITY, STATE	DISTANCE (MILES)	DRIVE TIME
Shreveport, LA	99	1 hr 42 mins
New Orleans, LA	263	4 hrs 48 mins
Atlanta, GA	498	8 hrs
Dallas, TX	285	4 hrs 34 mins
Jackson, MS	120	2 hrs 2 mins
Little Rock	201	3 hrs 41 mins
Houston	335	5 hrs 47 mins
Baton Rouge	186	3 hrs 32 mins
Birmingham	353	5 hrs 50 mins

## Monroe, LA Drive Times

### MultiModal Transportation System

#### PRIMARY ROADS

- Off of U.S. 165 Bypass
- U.S. Hwy 15

#### INTERSTATES

- Interstate 20

#### CLASS 1 RAIL

- Union Pacific Railroad
- Kansas City Southern

#### PORTS

- Greater Ouachita Port
- Port of Greater Baton Rouge (Deepwater)

#### AIRPORTS

- Monroe Regional Airport

#### UTILITIES

**Electricity Supplier**  
Entergy

**Natural Gas Supplier**  
Atmos Energy

**Water Supplier**  
Greater Ouachita Water Company

**Sewer Supplier**  
Greater Ouachita Water Company

**Telecom Supplier**  
AT&T LA

**Fiber Optic Network**  
AT&T LA

#### INCENTIVES

- Enterprise Zone
- New Market Tax Credit Severely
- Distress Census Tract



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