

**AVAILABLE
SALE OR LEASE**

1402 BRIDGEVIEW DR.

PORT ALLEN, LA 70767

INDUSTRIAL BUILDING

**38,894 S.F.
(ALL OR PART)
WITH 25 TON CRANE**

UP TO 5.9 +/- ACRES

stirling



PROPERTY OVERVIEW

- This property is located on the west side of the Mississippi River directly across from Baton Rouge, LA and fronts on Bridgeview Drive in Westport Industrial Park, West Baton Rouge Parish, City of Port Allen, LA 70767. The site benefits from outstanding I-10 visibility (79,400 +/- VPD).
- Great Location and great access!! Located between two I-10 interchanges: via I-10 (exit 151) at LA 415/Lobdell Hwy interchange and I-10 (exit 153) at LA Hwy 1/Port Allen interchange. The property is positioned on the north side of I-10 and Bridgeview Drive, adjoining west side of "Kenworth of South Louisiana".
- The site is level, appears to be well drained (in Flood Zone X), and has concrete paved parking on the south and west sides of the building with 86 parking spaces. There is also concrete paved 86' deep truck court at the rear of the building. Entire property is well-maintained and is in good condition. Suites 2 and 6 are unfinished, except for concrete floor slabs, and need buildout for user. Suite 5 is climate controlled, has room to expand, and includes one 25-ton Standard traveling bridge crane (15' clear under hook) on 48'W. X 100'L. crane-way.

OFFERING SUMMARY

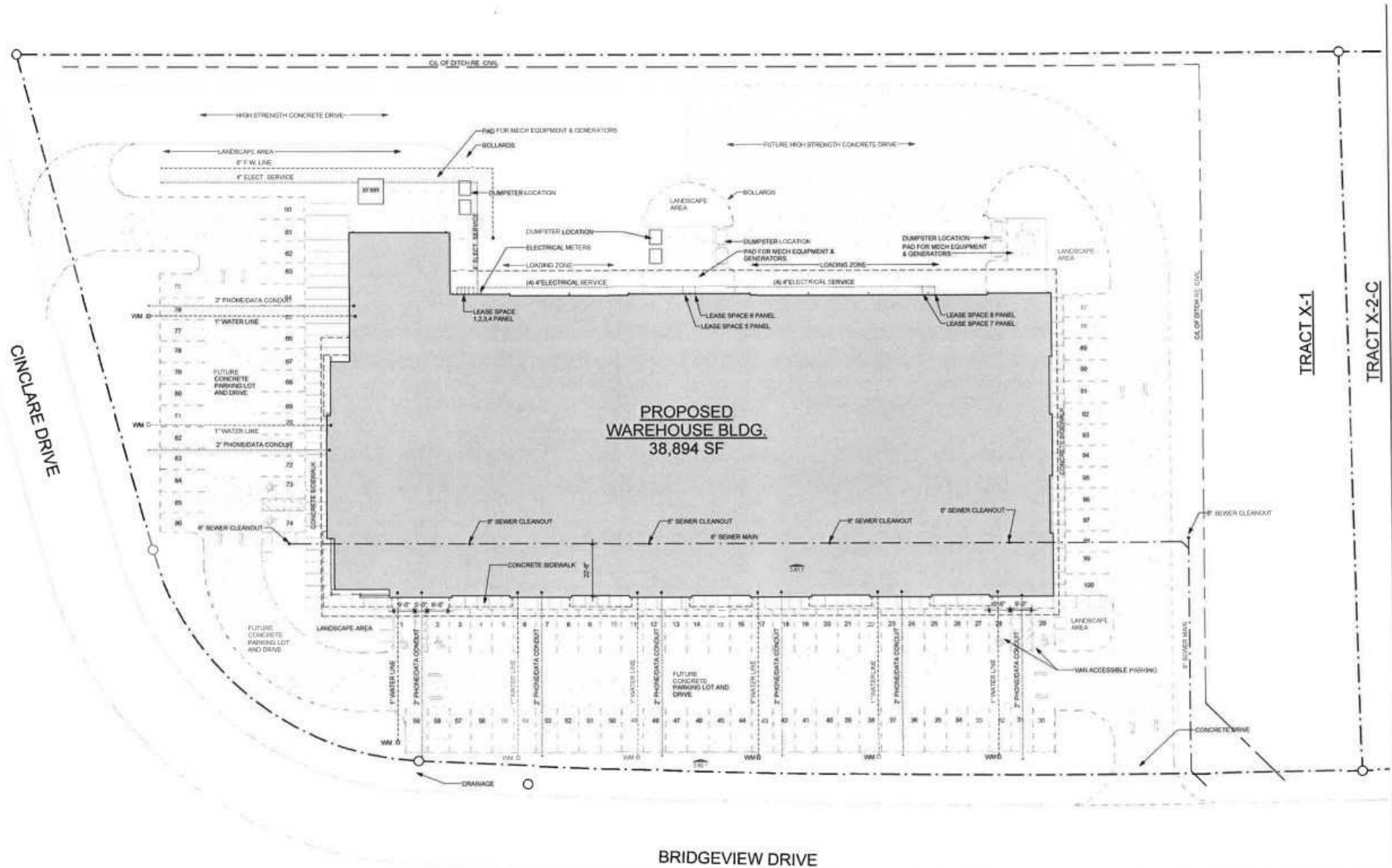
Lease Rate:	\$5.50 PSF - \$12.00 PSF (Range based on "As-Is" or Finished)
Lease Type:	NNN
Sale Price:	\$4,900,000 (\$126 SF for BLDG. Incl. 3.5± Ac. & Outside Paving)
Available SF:	38,894± S.F. (All or Part)
Building Size:	± 38,894 SF
Lot Size:	± 3.5 Acres with BLDG. + Adjacent 2.4+ Vacant Acres (If Needed)
Sale Price:	\$4,900,000 (\$126± PSF For BLDG. Incl. 3.5± Acres & Outside Paving) Adjacent 2.4 Acres Available for Price T.B.N.





BUILDING INFORMATION

Building Size	38,894 SF - Class A Steel Construction
Tenancy	Multiple
Ceiling Height	34 ft eave at Front. 22 ft eave at Rear
Minimum Ceiling Height	22 ft eave at Rear
Number of Floors	1
Year Built	2014
Power	3 Phase Available
Overhead Doors	Five 14'W. X 15'H. & One 12'X12', Rollup, Drive-Thru., Grade-level Doors
Loading Well	No (Can be added)
Sprinkler	No (Can be added)
Drive-Thru Bays	6
Truck Court	Concrete Paved, Rear Loading, 86' Deep
Access	From two interchanges on I-10, and from LA Hwy 1 (Alexander Ave) and LA 415 (Lobdell Hwy)
Zoning	L-3 (Heavy Industrial) For both building and vacant lot
Construction:	Pre-engineered steel frame on grade level concrete slab. Metal roof and exterior walls, Roll on, vinyl back insulation on ceiling & perimeter walls.
Outside Paving:	61,000± S.F. concrete paved sidewalks, drives, and parking. Includes 86' deep truck court with parking at rear (N.) side of bldg. plus 86 parking spaces at front and W. side of bldg.
Crane	25 Ton "Standard" traveling bridge crane. 48' W. x 100' L. craneway. 15'± clear under hook. In suite 5.
Condition:	Very well maintained. Almost like new.

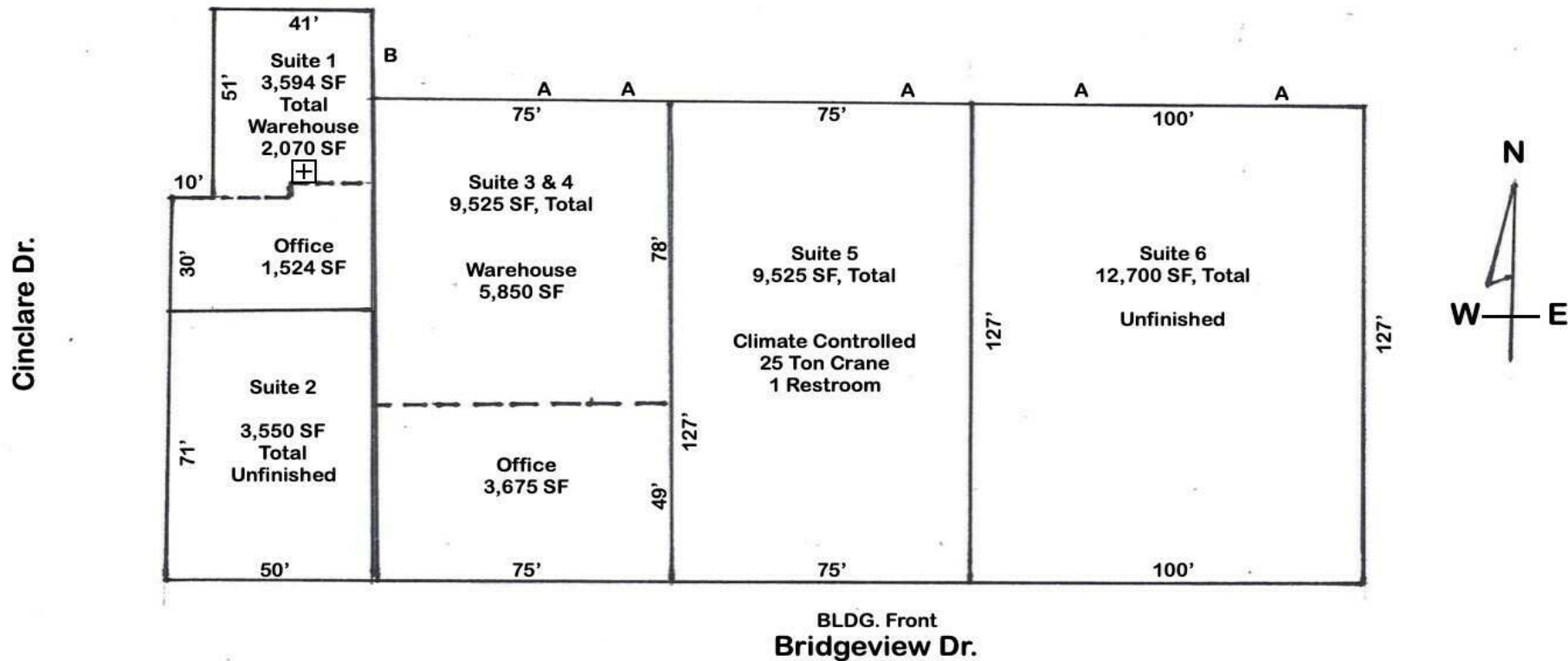


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Total BLDG Area: 38,894 SF

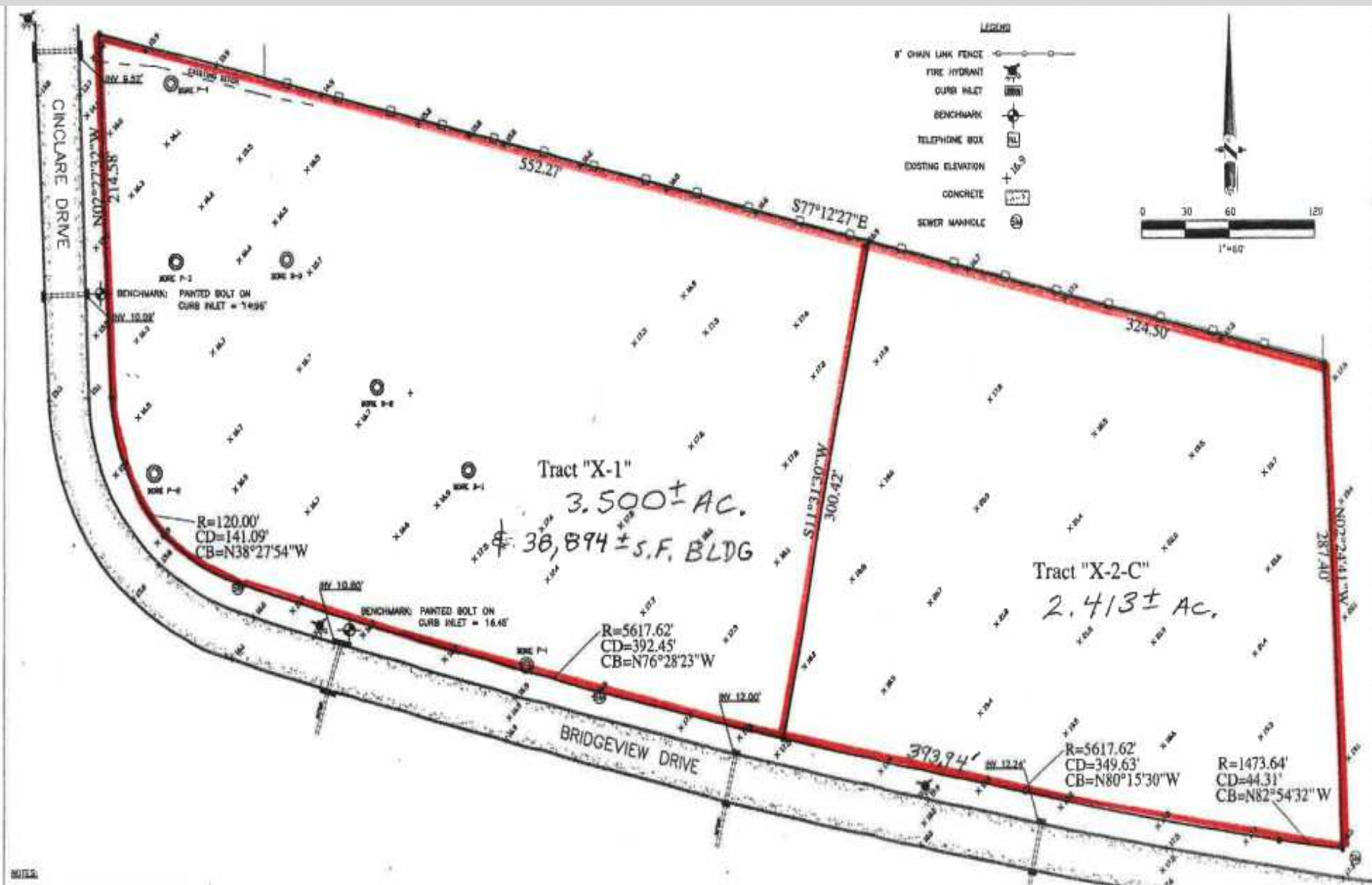
BLDG. Floor Plan
 A= 14'W x 15'H Drive Thru O.H.D.
 B= 12'x12' Drive Thru O.H.D.



All Sizes and Dimensions are approximate and subject to verification and change

3/22/2023

Potential availability with relocation of owner-occupied suites 1, 3 and 4





View from East to West



View from West to East



Suite 3 & 4, Office



Suite 6, from rear to front



Suite 6, from front to rear



Suite 3 & 4, Office



Suite 5, from front to rear



Suite 5, from rear to front, and 25 ton crane



Suite 3 & 4, Office



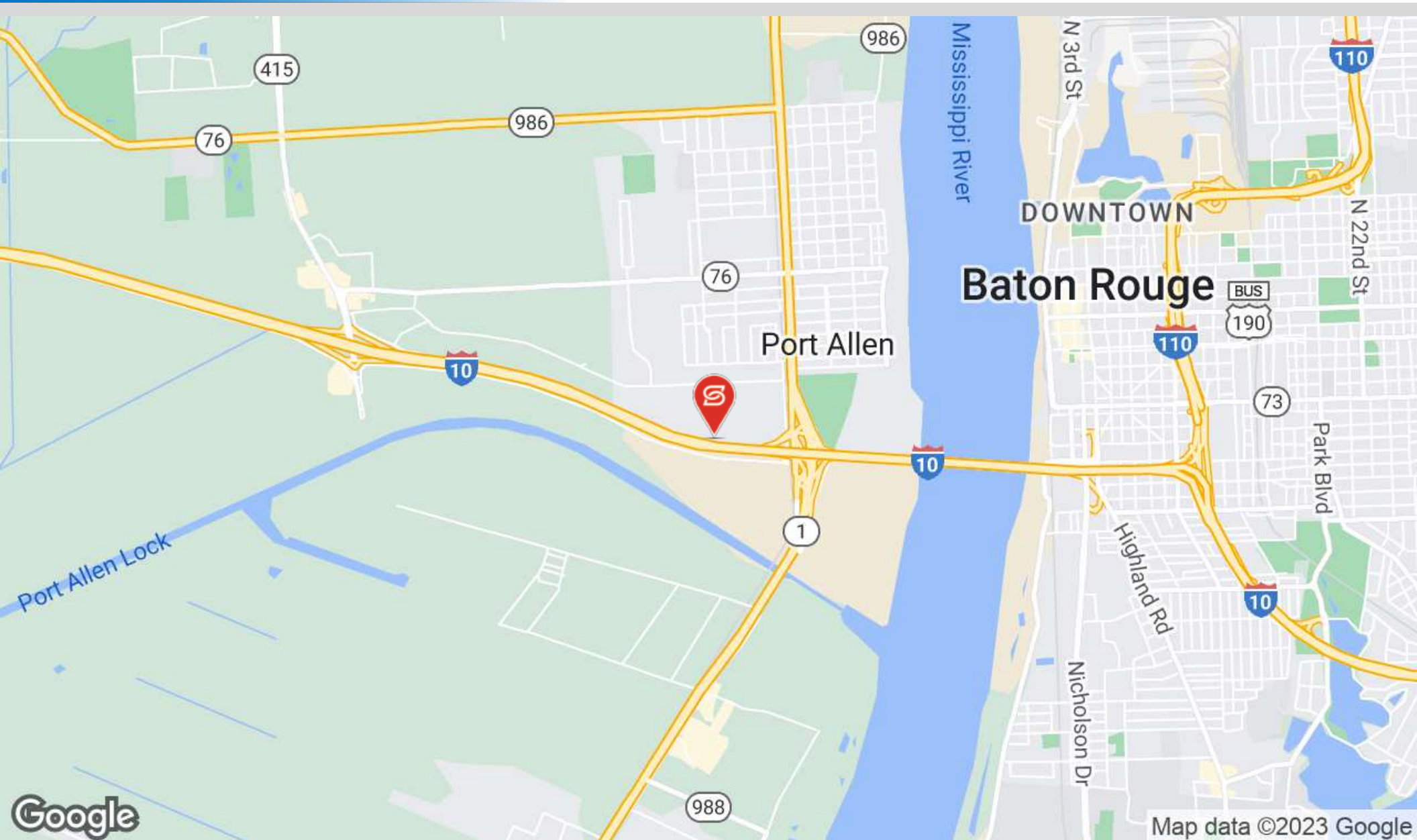
Suite 3 & 4, Warehouse and back wall of office area



Suite 3 & 4, Warehouse



Suite 1, Office





Google

Map data ©2023 Imagery ©2023, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO



STEVE LEGENDRE, CCIM

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PROFESSIONAL BACKGROUND

Steve Legendre recently joined Stirling's Commercial Brokerage Division as Regional Vice President. With an over 22-year history in commercial real estate, he focuses on helping clients with the acquisition and/or disposition of development land, as well as investment properties across Louisiana and the Gulf South. Legendre's vast local market experience and insight have earned him a reputation as the go-to source for site selection, as he deeply understands the nuances and analysis from both the developer and end-user perspective.

Prior to joining Stirling, Legendre, along with Ben Graham, CCIM and Justin Langlois, CCIM, founded SVN | Graham, Langlois & Legendre (SVN GLL), a full-service commercial real estate brokerage firm based in Baton Rouge servicing Louisiana's Gulf Coast.

Earning a Bachelor's Degree in Business from the University of New Orleans in 1991, Legendre began his commercial real estate career in 1995. Only six years later in 2001, Legendre achieved the highly coveted commercial real estate designation of Certified Commercial Investment Member (CCIM). Over the course of his career, Legendre has held several board positions including the Greater Baton Rouge Association of Realtors (GBRAR) Trends Committee, the GBRAR Commercial Investment Division and the CCIM Louisiana Chapter. Most recently in 2015, Legendre received the SVN® Achiever Award for ranking as one of the top producing SVN Advisors in the nation.

Active in his local community, Legendre is involved at St. George Parish and School as a past President of the Athletic Association, and at the St. George Men's Club. He has also been a Volunteer Coach at Baton Rouge Soccer Club since 2005. Legendre currently resides in Baton Rouge with his wife Jodie and their three children Avery, Hallie and Luke.

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JIM DOWLING, SIOR

Senior Advisor

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PROFESSIONAL BACKGROUND

Jim Dowling, SIOR is a Senior Advisor / Associate Broker with Stirling Properties, specializing in brokerage, leasing and development of all land types, including commercial, industrial and investment properties located throughout Louisiana. His focus is on retail, office, warehouse and manufacturing properties, as well as urban land and farms, acreage and timberland. Jim has extensive experience in site searches, evaluations and acquisitions, land assemblage, feasibility studies, property valuations, highest and best use determinations, rezoning, land development, build-to-suit and real estate investment acquisitions.

Jim has been a licensed real estate broker since 1974. Prior to joining Stirling Properties in 2016, he served as president of J. Wesley Dowling & Associates, Inc. Realtors and Coldwell Banker Dowling Beauvais & Associates, Inc. Realtors.

Jim is a member of the Society of Industrial and Office Realtors (SIOR); past president of the LA/MS/AL/NWFL chapter of SIOR; graduate of the Louisiana Real Estate Institute (GRI); member of National Association of Realtors (NAR); member of Northwest Louisiana Association of Realtors and member of Louisiana Commercial Database (LACDB).

Jim attended Louisiana Tech University in Ruston, LA, and is a graduate of Louisiana State University in Baton Rouge, LA.

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