

**For
Lease**

SHOWROOM OFFICE WAREHOUSE

1201 Lakeshore Drive
Lake Charles, LA 70601



Property Features

- +/- 25,000 SF Total Space
- 19,600 SF Floor 1 (Does not include Lagunas)
- 5,400 SF Floor 2
- Fully Sprinklered
- Up to 20' clearance height in warehouse
- New 1200 amp electrical service panels
- New LED lighting
- Multiple Roll-Up Doors
- Downtown Lake Charles

Property is located at the SWC of Lakeshore Drive and Clarence Street, Downtown, Lake Charles, LA; and features a new roof and insulation, new metal siding panels, updated electrical, sprinkler system, multiple ingress/ egress points for warehouse access. Close proximity to the Civic Center, quick I10 and I210 access. Responsive, Long-term ownership!

Southwest Louisiana is one of the fastest growing areas in the country with an estimated \$114 Billion in Capital Investments creating 60,000 jobs in our immediate area. Downtown Lake Charles and the property's proximity to these projects make this an excellent opportunity!

\$14,583 per month NNN

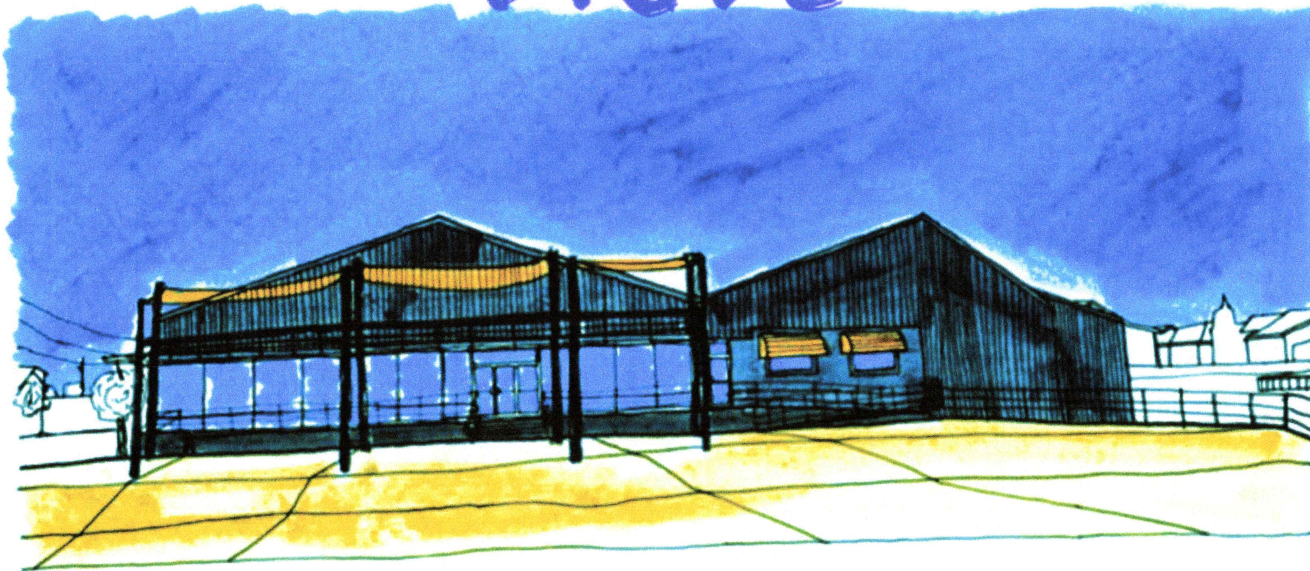


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CBRE

THE NEW
1201 LAKESHORE
DRIVE

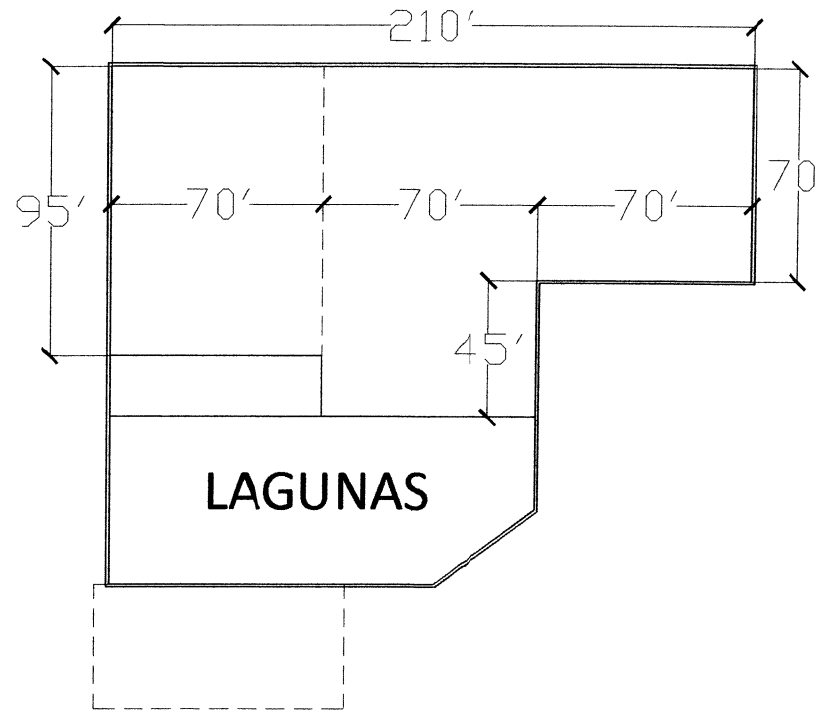


Contact Investors
Property Services for
Warehouse Leasing
337-433-0511

1201 Lakeshore Drive

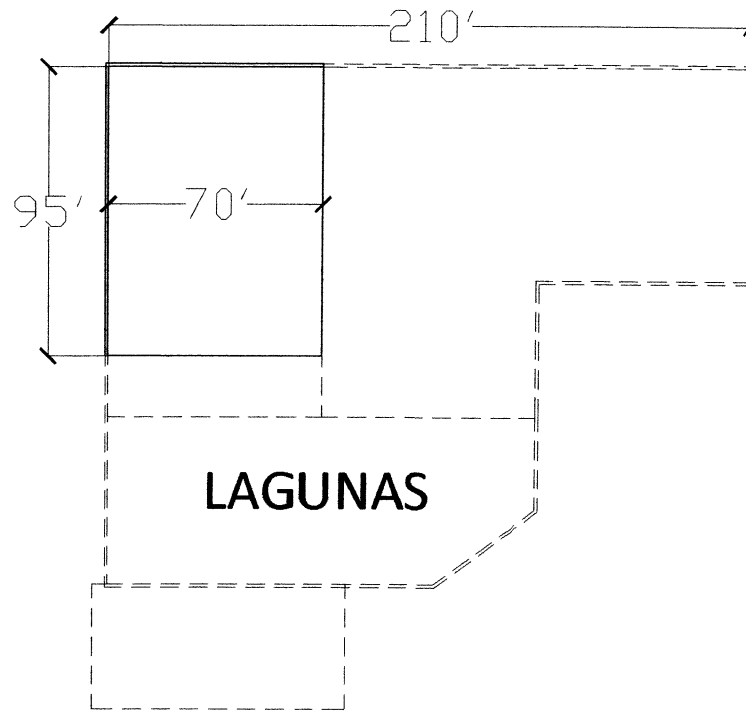
- East of the Calcasieu River location in downtown Lake Charles with quick access to I-10 and I-210
- All new 1200 amp electrical service, fully sprinklered building, new high bay LED lighting, attractive new exterior, multiple entry/exit doors for vehicles, dock high loading dock on Clarence Street, generous parking (see attached plan)
- Easily divisible into bulk warehouse space and/or service counter with dedicated parking and separate entrance (see attached plans)
- Professional ownership will work with tenant(s) on demising walls, climate control and restroom requirements

NOT FOR CONSTRUCTION PURPOSES



FIRST FLOOR PLAN

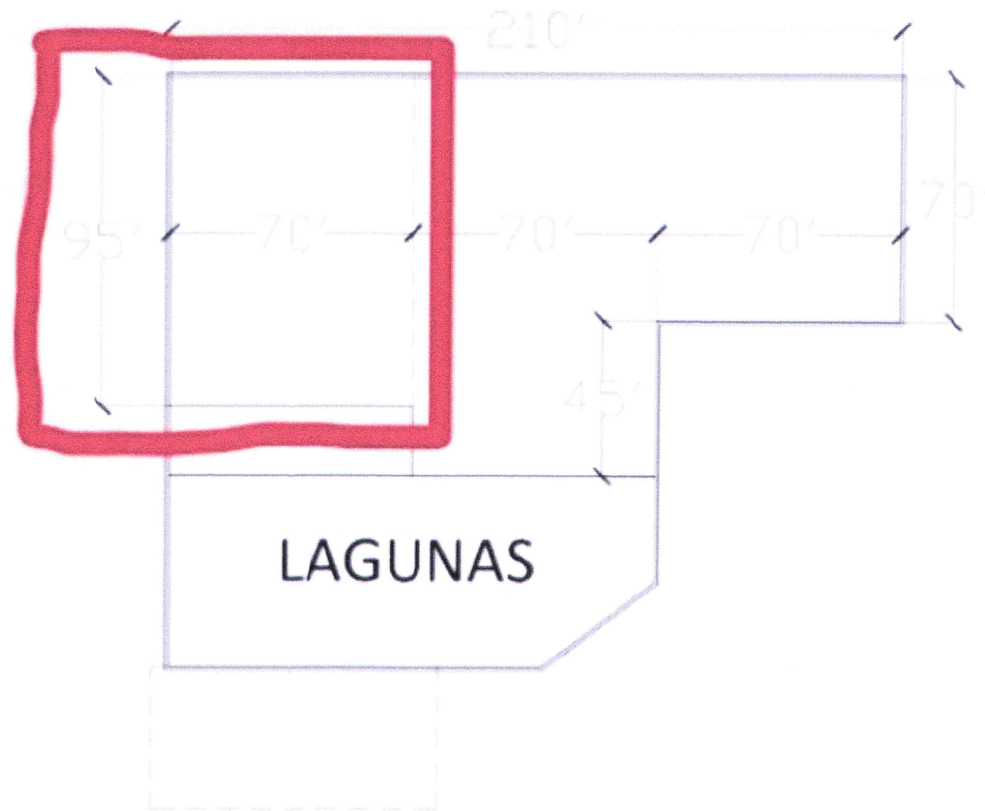
NOT FOR CONSTRUCTION PURPOSES



SECOND FLOOR PLAN

NOT FOR CONSTRUCTION PURPOSES

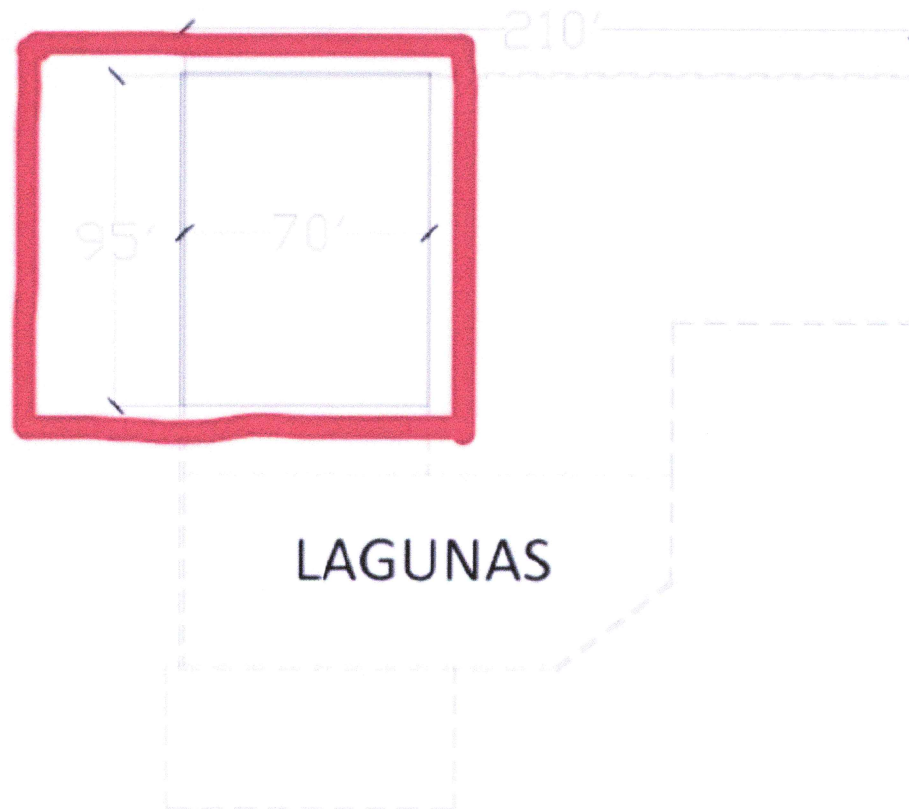
Easily divisible into a service counter area with dedicated parking, storeroom area (downstairs and upstairs) and Clarence Street storefront exposure.



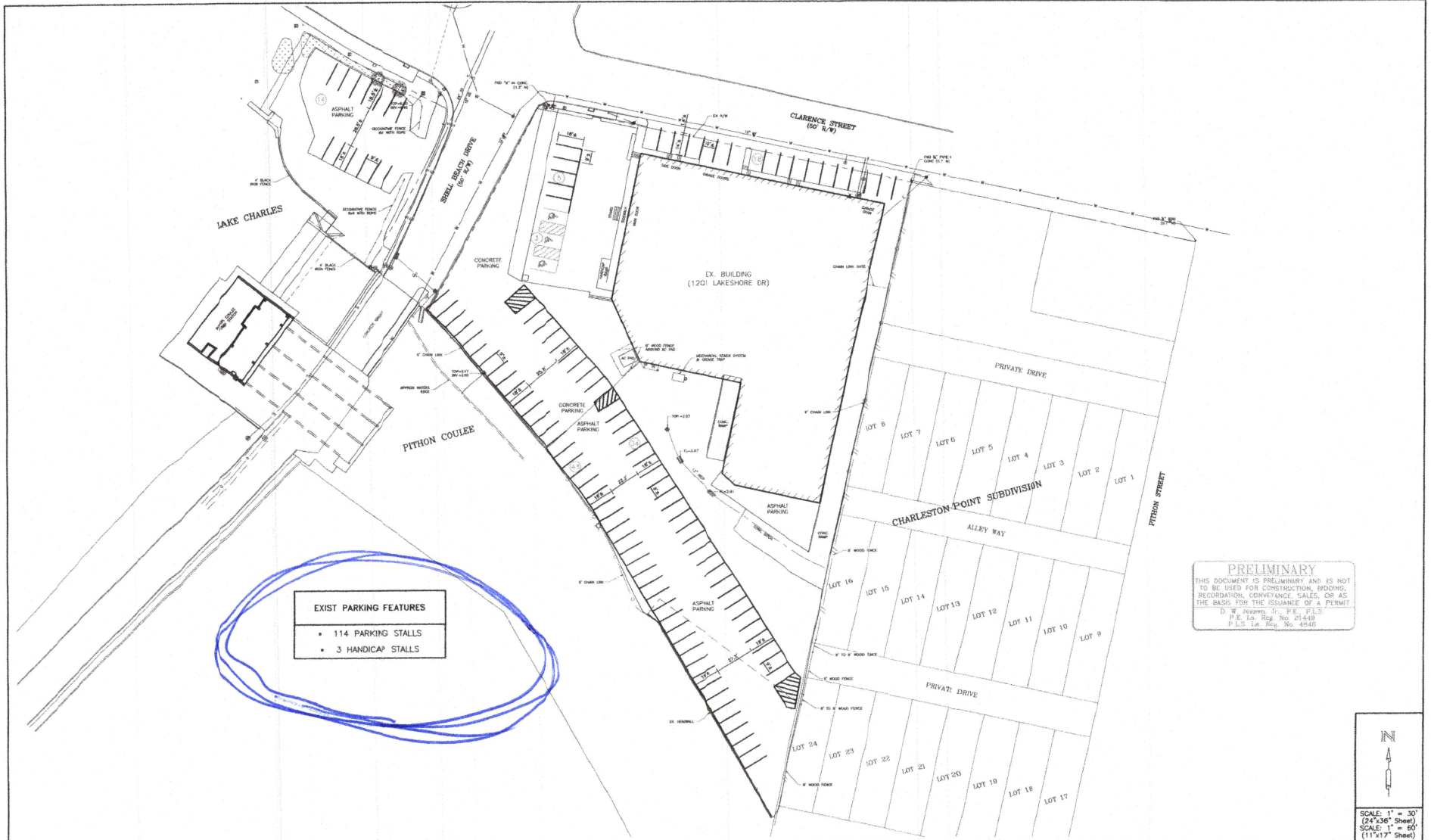
FIRST FLOOR PLAN

NOT FOR CONSTRUCTION PURPOSES

Upstairs storage
area for service
counter
configuration



SECOND FLOOR PLAN



EXIST PARKING FEATURES

- 114 PARKING STALLS
- 3 HANDICAP STALLS

PRELIMINARY
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 D. W. JESSEN, JR., P.E., P.L.S.
 P.E. Lic. Reg. No. 25498
 P.L.S. Lic. Reg. No. 4946

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SCALE: 1" = 30'
 (24"x36" Sheet)
 SCALE: 1" = 60'
 (11"x17" Sheet)

NO.	DATE	REVISION DESCRIPTION	BY	FIELD BOOK	2413

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PROJECT No. P-2021-2589
JIMMY TAUSSIG
 1201 & 1202 LAKESHORE DRIVE
 SHEET

SHEET NUMBER
 1