



FOR LEASE

104,273 Total SF

Industrial /

Warehouse Space

Climate Controlled

\$3.50-\$5.00 SF/Year NNN

Additional Laydown Yard Available

MacArthur Business Park

2800 S MACARTHUR DRIVE
ALEXANDRIA, LA 71301

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NAILatter & Blum

CBRE



Property Highlights

2800 S MacArthur, Alexandria, Louisiana, is strategically located off Highway 71 (S MacArthur Dr) minutes from Interstate 49, the main interstate serving Alexandria and in close proximity to the Central Regional Port. This multi-tenant business park features a versatile distribution center with retail, office, and industrial spaces, making it ideal for diverse business needs. Enjoy easy access via North Blvd and Edward Ave, with convenient logistics supported by 6 dock-high and 4 grade-level/roll-up doors. Three suites are available totaling 104,273 SF: Suite A offers 43,626 SF (including $\pm 2,437$ square feet of mezzanine space), Suite B offers 49,145 SF and Suite C offers 11,502 SF. Each Suite is equipped with 3-phase electrical, a fully sprinklered fire suppression system and restrooms.

TOTAL SF AVAILABLE- 104,273 SF

SUITE A- 43,626 SF*

$\pm 41,189$ SF Warehouse/Office

$\pm 2,437$ SF Mezzanine Space

SUITE B- 49,145 SF*

SUITE C- 11,502 SF

***Spaces can be combined to accommodate space needs**

CLIMATE CONTROLLED

All warehouse is fully air-conditioned

POWER

3-Phase electrical

OFFICE SPACE

Suite A has 1 small office with a breakroom

LOADING

6 dock-high doors; 4 grade-level doors

CLEAR HEIGHT

20'

FIRE SUPPRESSION

Fully sprinklered

PARKING

Up to 330 vehicles on a shared lot

FLOORPLAN



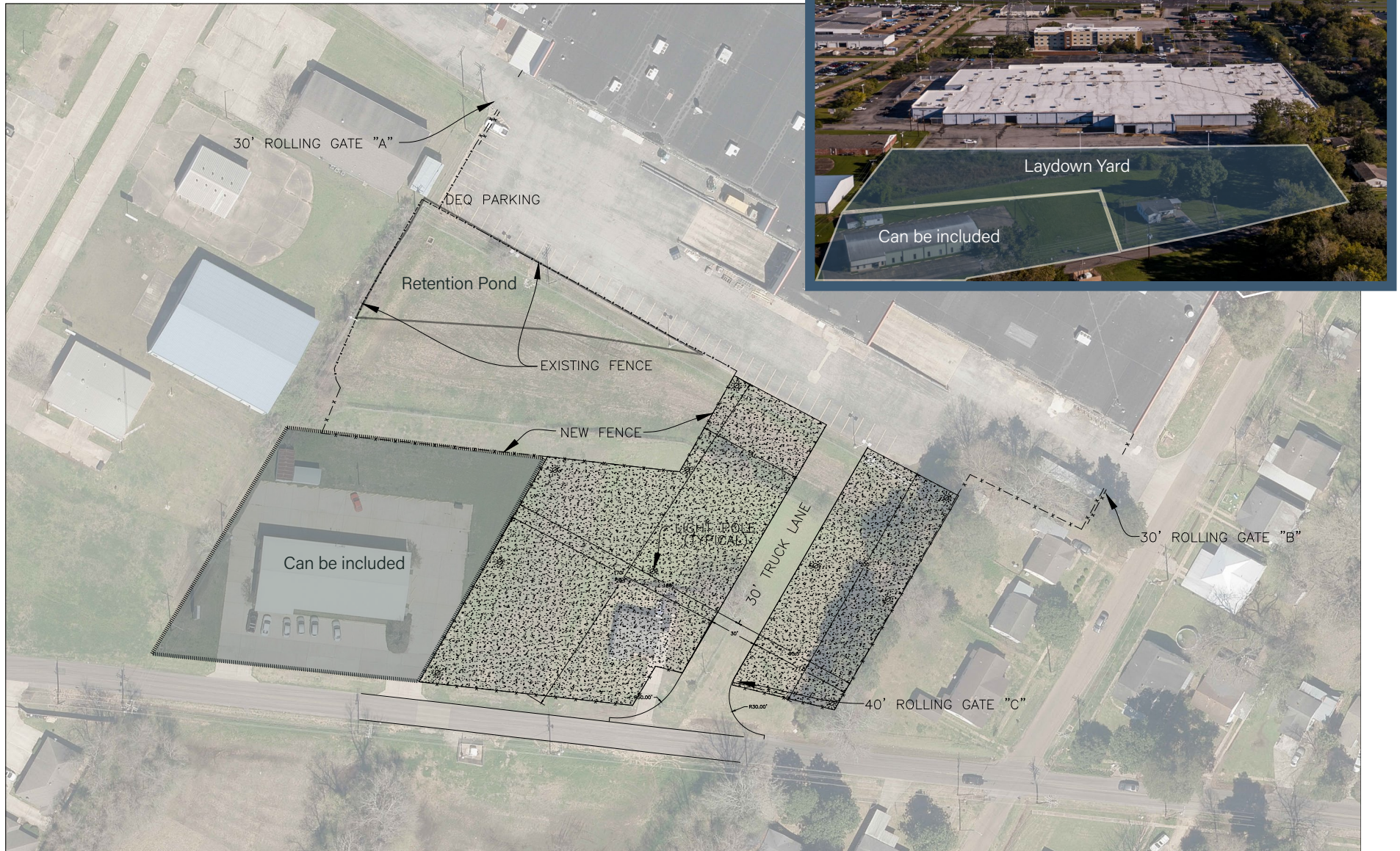
TOTAL SF
104,273 SF

SUITE A
43,626 SF
±41,189 SF Warehouse/Office
±2,437 SF Mezzanine Space

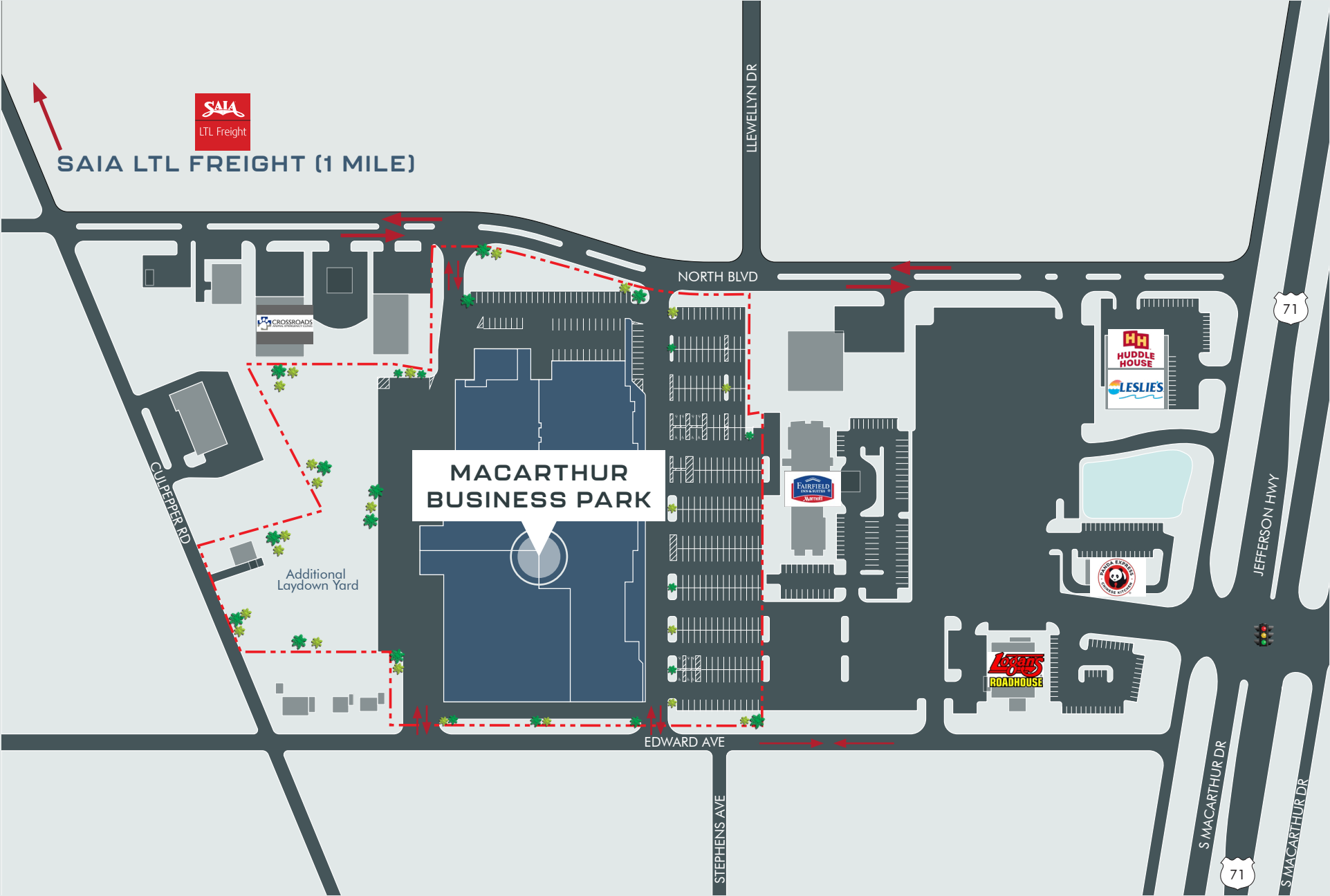
SUITE B
49,145 SF

SUITE C
11,502 SF

PROPOSED ADDITIONAL LAYDOWN YARD



SITE PLAN



LOCATION AERIAL



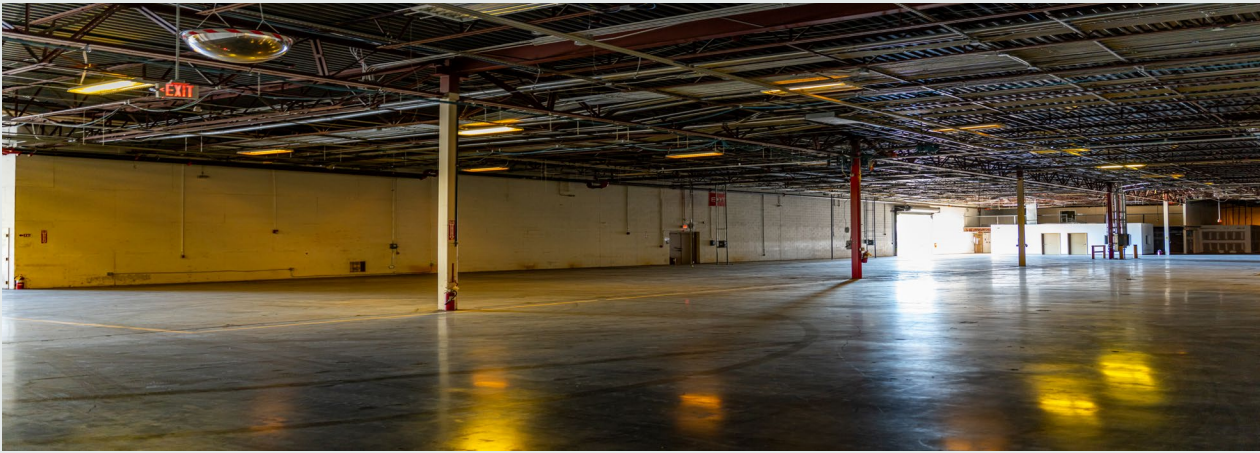
ALEXANDRIA
INT'L
AIRPORT

CENTRAL
REGIONAL
PORT

PROCTOR
& GAMBLE

LOCATION	DRIVE TIME
Alexandria Int'l Airport	8.4 MILES
Downtown Alexandria	4.3 MILES
Central Regional Port	7.1 MILES
Shreveport	130 MILES
Lafayette	86 MILES
Monroe	99.1 MILES
Lake Charles	94 MILES
Proctor & Gamble Plant	9 MILES

MACARTHUR
BUSINESS PARK



SUITE A



SUITE B





104,273 SF FOR LEASE
INDUSTRIAL/WAREHOUSE

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