

INDUSTRIAL FOR SALE / LEASE

130 Victoria Drive

Lake Charles, LA 70611



PROPERTY DESCRIPTION

- Well Conditioned Office/Warehouse With Easy Access to Hwy-171
- Office: 1,000 SF / Warehouse: 5,000 SF
- Warehouse Contains 4 Roll Up Doors & a Large Sliding Door
- Office Contains a Large Waiting/Reception Area, Multiple Work Areas, Breakroom, Bathroom, IT/Filing Room

LOCATION DESCRIPTION

- Located Right Off Hwy-171
- Estimated 5 Minute or Less Drive From Sam Houston Jones Pkwy
- Estimated 10 Minute or Less Drive From I-10
- Estimated 15 Minute or Less Drive From Lake Charles

OFFERING SUMMARY

Sale Price:	\$575,000
Lease Rate:	\$3,000.00 per month (NNN)
Available SF:	6,000 SF
Building Size:	6,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	761	5,391	9,375
Total Population	1,886	12,460	21,016
Average HH Income	\$72,679	\$78,220	\$84,228

For More Information:

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337.263.2397

www.investorsgrouppla.com

The Investors Group of Louisiana, LLC

127 Broad Street, Lake Charles, LA 70601
337.433.0511

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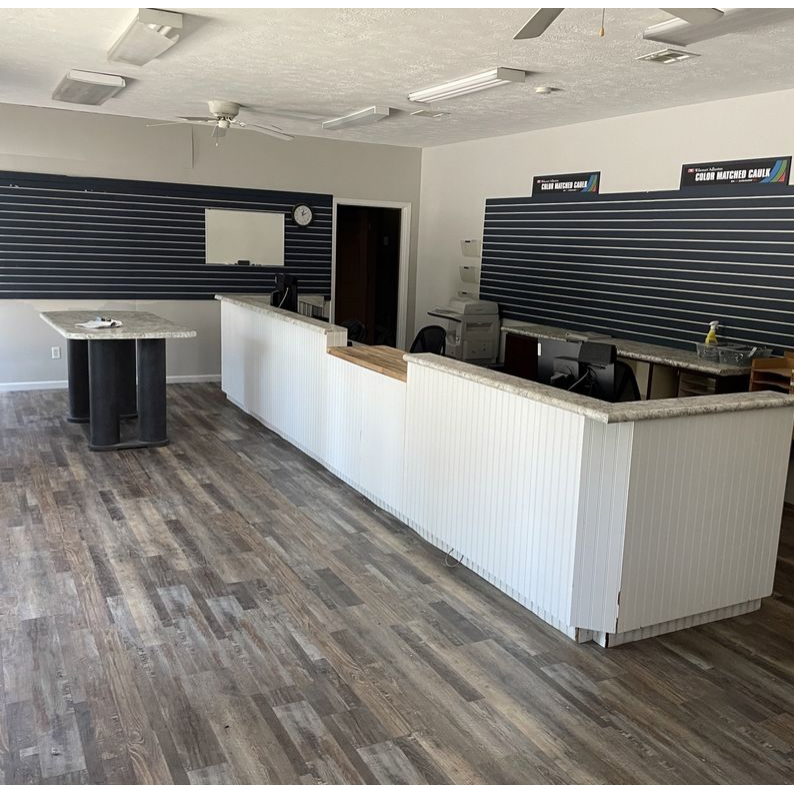
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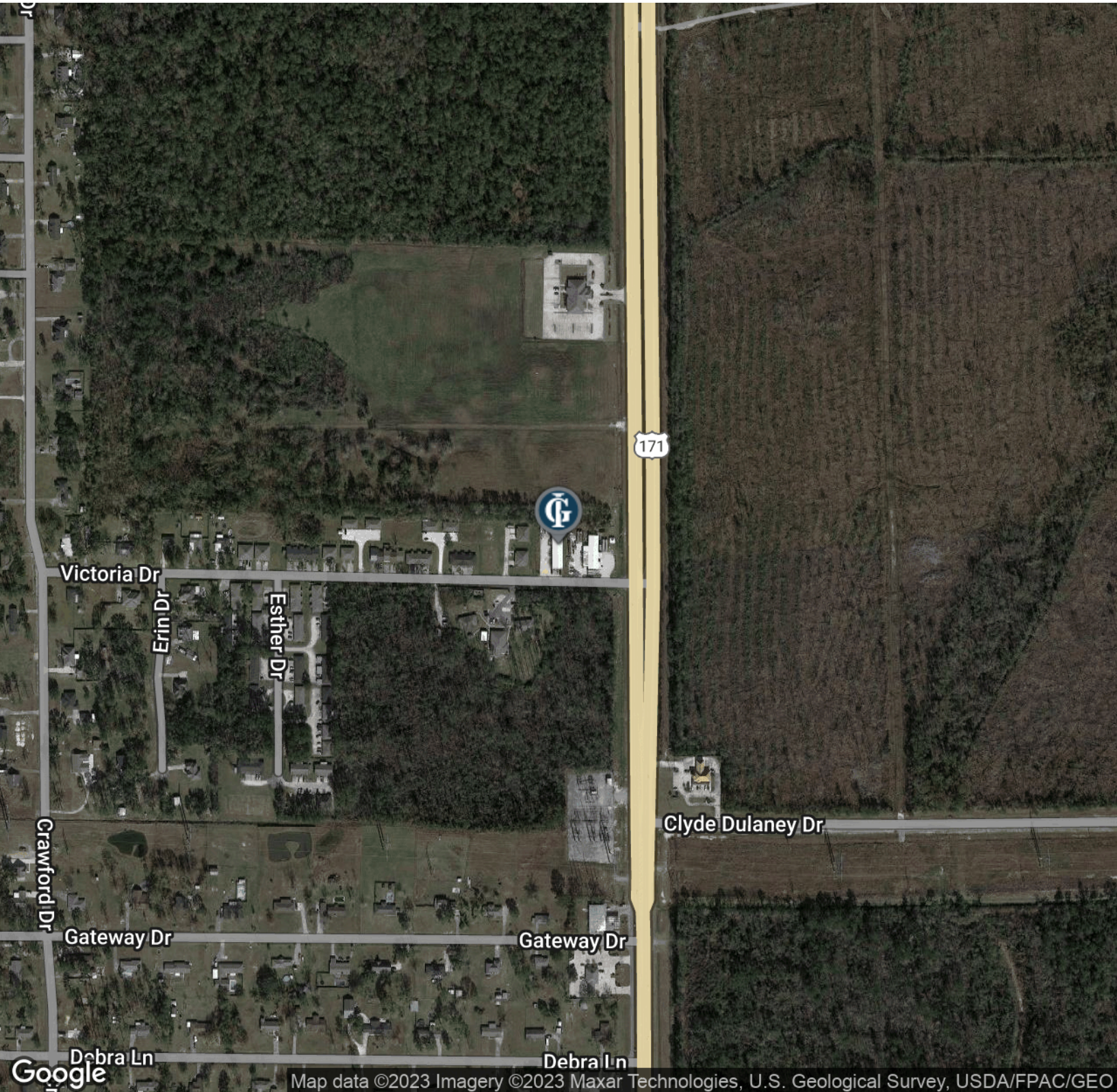
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