



**6736 & 6742 Millhaven Rd -  
Industrial Bldgs on 7.52 AC  
\$800,000**

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### Offering Summary

Sale Price:	\$800,000
Building Size:	23,000 SF
Lot Size:	7.52 Acres
Price / SF:	\$34.78
Total No. of Bldgs:	4
Tenancy:	Multiple

### Location Overview

The property is located north of Interstate 20 near North Frontage Road and south of Monroe Airport. Positioned along Millhaven Road and the new Kubota Way, the property offers strong visibility from Millhaven and convenient access to major transportation routes. It's located east of FedEx Ground, northwest of Bayou Kubota, and west of Louisiana Delta Community College.

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Property Type	Industrial
Property Subtype	Warehouse/Distribution
APN	31419
Building Size	23,000 SF
Lot Size	7.52 Acres
Year Built	1997
Access	Excellent

Four industrial buildings located on approximately 7.52 acres. Total square footage is 23,000: Building 1 contains approx. 3,000 SF (40' x 75') has a reception/sales area with two offices, a plan room, a restroom in the front portion, four offices, open storage (30'x22'), and a restroom in the rear portion. A fully floored mezzanine above the front portion of the building includes a break room of approximately 220 SF. Building 2 is 7,500 SF (60' x 125') clear span warehouse/storage, 19'9" sidewall, two 14' x 14' grade level doors, fully insulated. Building 3 has a total of 10,000 SF- 8,000 SF (50' x 155') clear span warehouse/storage, not insulated, with one grade-level door (18' w x 17' h) on the west side and 2,500 SF open covered storage on the north end of the building. Building 4 is a 2,500 - 2,250 SF warehouse/storage, 16' sidewall on the south, single slope roof, with a 12' w x 14' h grade-level door on the south end, and 250 SF open covered storage on the south end of the building. Great visibility and access. Two separate tenants currently lease the buildings. Please contact the agent for more information regarding the rental, term, etc. Approximately 4.7 acres of partially rocked yard under fence could be separately leased for additional rental income or used by owner/user.





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