

**REDD**  
Development, Construction,  
Brokerage & Advisory Services

**6754 HWY 90 E**  
Lake Charles, LA 70615

**FOR SALE: \$1.25 Million**

### PROPERTY DETAILS

Position your operation for efficiency and expansion at this versatile industrial property featuring a  $\pm 14,700$  SF two-story facility situated on  $\pm 16.8$  acres of fully developed light industrial land with prime frontage along Highway 90 East, offering excellent visibility and access within a well-established industrial corridor. Designed to support both administrative and warehouse operations, the property includes approximately  $\pm 3,434$  SF of office space alongside a high-clearance warehouse environment built for heavy industrial use.



#### Key Property Features:

- ✓ Six large grade-level overhead doors
- ✓ 20' to 30' warehouse eave heights
- ✓ 3-phase electrical service
- ✓ Gas warehouse heaters
- ✓ 5 ton crane
- ✓ Established driveways with ample on-site parking
- ✓ Large fenced laydown and storage areas secured by chain link fencing
- ✓ Full public utility service — a rare advantage in the immediate market
- ✓ Significant excess land for future expansion or additional development



Whether supporting logistics, fabrication, distribution, or industrial services, this property delivers the infrastructure and flexibility needed to scale operations efficiently. Zoned Light Industrial and located in Flood Zone AE, the surrounding properties are predominantly industrial, supporting the site's highest and best use for light industrial or heavy commercial applications.

For More Information:

**Matt Redd, CCIM, SIOR, CRE**

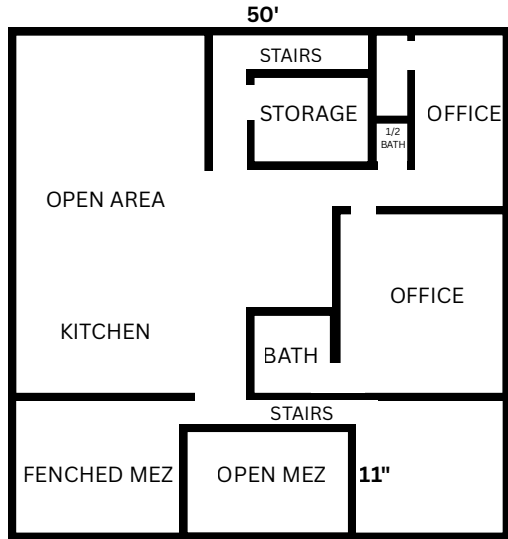
O: 337 310 0605 C: 337 489 9666

mattredd@reddproperties.com

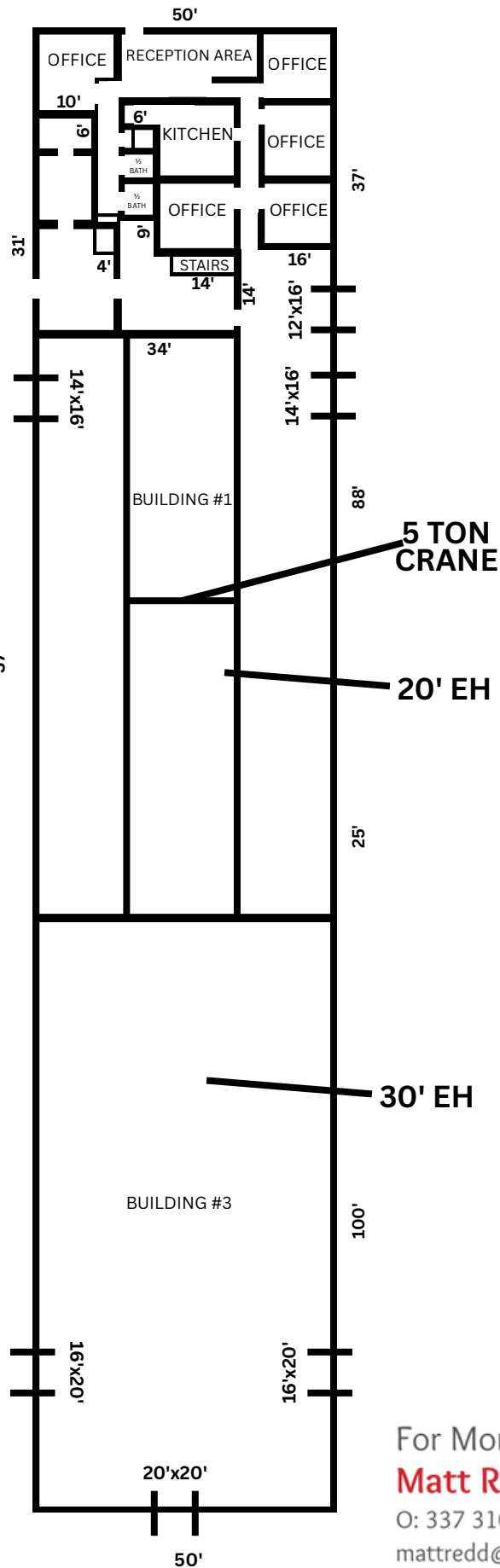
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.  
LICENSED IN LOUISIANA.

# REDD

Development, Construction,  
Brokerage & Advisory Services



**2ND FLOOR**



For More Information:

**Matt Redd, CCIM, SIOR, CRE**

O: 337 310 0605 C: 337 489 9666

mattredd@reddproperties.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.  
LICENSED IN LOUISIANA.