



PROPERTY DESCRIPTION

Industrial Warehouse Office and Flex Space near the plants and ready for lease! Located on HWY 90 in Westlake with quick access to I-10, this property is near several major industrial plants including SASOL, PPG, Westlake Chemical and Philips 66.

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Building D:	+/- 4,107 SF
ADDRESS:	804 PPG Drive Westlake, LA 70669

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	22,446	64,134	72,935
Total Population	54,931	164,433	188,712
Average HH Income	\$86,927	\$89,520	\$90,157

NVST Real Estate Solutions, LLC
 500 Kirby Street, Lake Charles, LA 70601
 337.433.0511 | NVSTrealestate.com

Blake Soto, CCIM
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All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.



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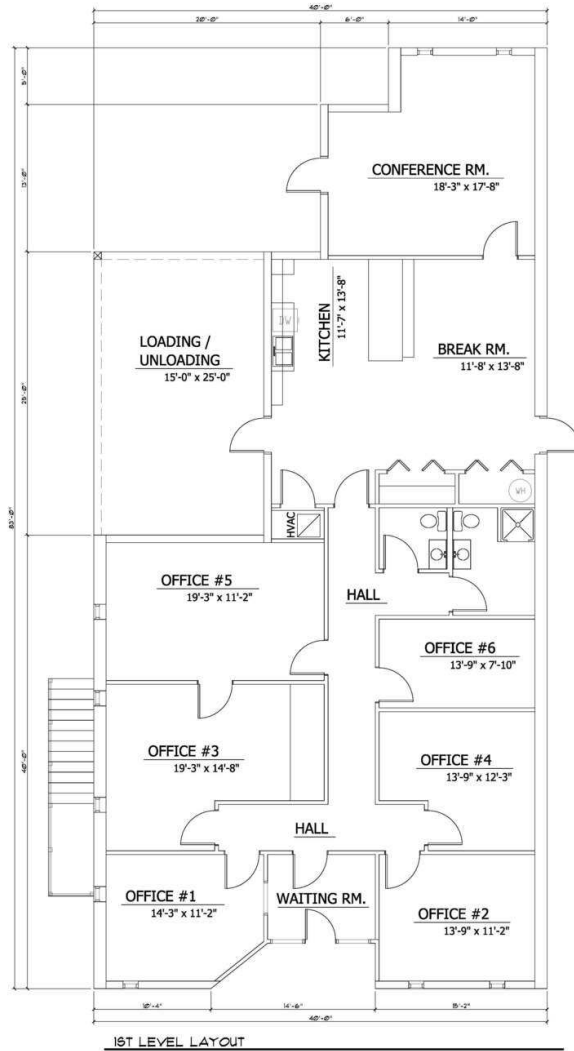
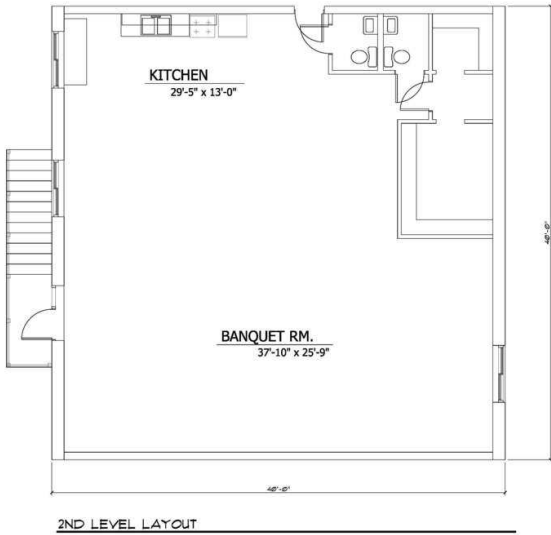
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BLDG. #1

SQUARE FOOTAGE:	
1ST LEVEL	= 2,507
2ND LEVEL	= 1,600
OVERALL TOTAL	= 4,107



OVERALL LAYOUT (BLDG. 1)



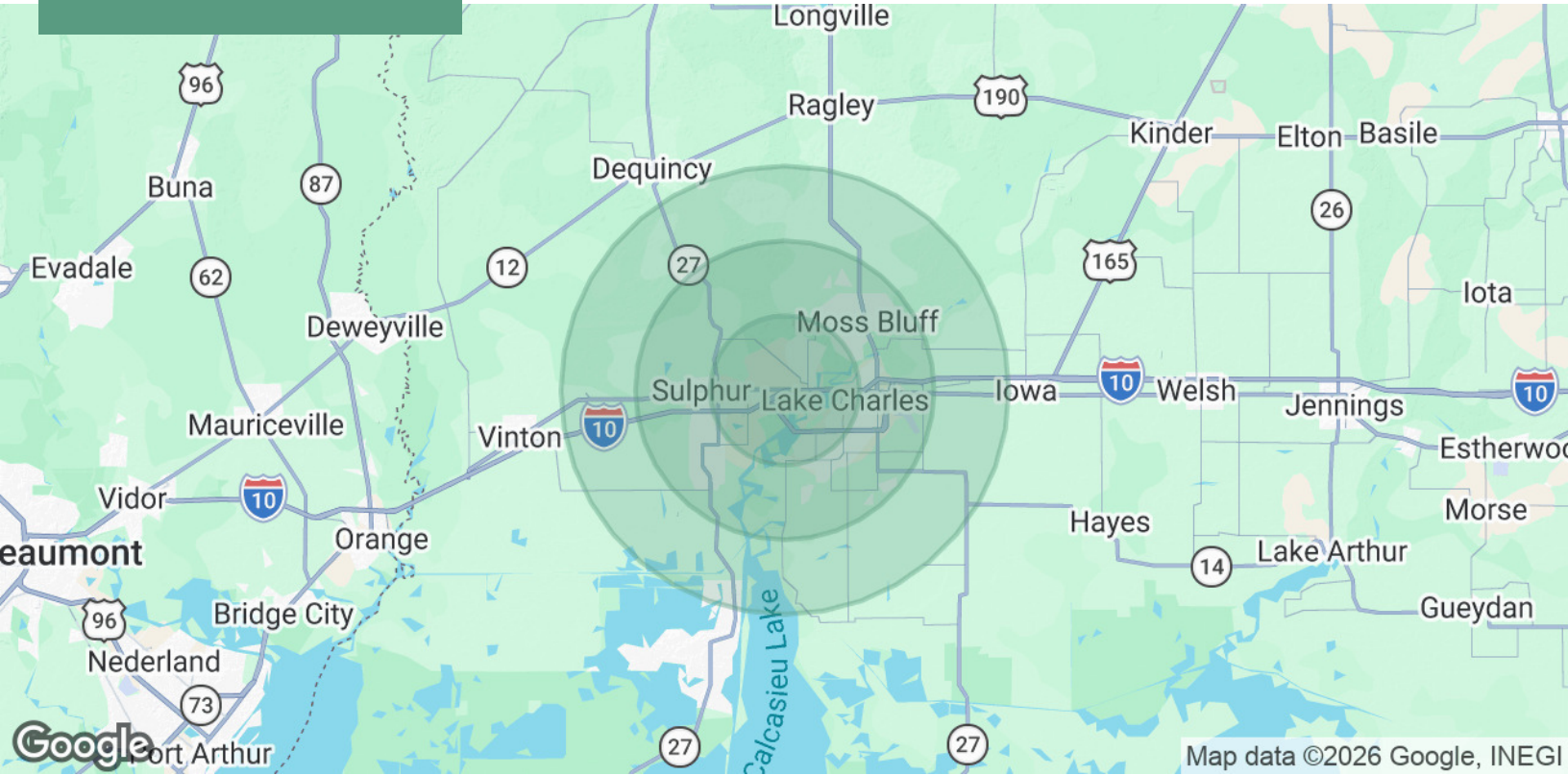
Google

Map data ©2025

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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	54,931	164,433	188,712
Average Age	40	39	39
Average Age (Male)	39	38	38
Average Age (Female)	41	40	40
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	22,446	64,134	72,935
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$86,927	\$89,520	\$90,157
Average House Value	\$271,724	\$269,023	\$268,524

Demographics data derived from AlphaMap

