



## 204 Exchange St.

204 Exchange St  
West Monroe, Louisiana 71292

### Property Highlights

- - 100,000 SF food-grade certified warehouse
- - Multiple dock doors for efficient logistics
- - Generous warehouse height for storage versatility
- - Fully heated and cooled for optimal storage conditions
- - Additional 4 acres of land for expansion or laydown yard

### Offering Summary

Sale Price:	Subject To Offer
Building Size:	100,000 SF
Lot Size:	9.5 Acres

### For More Information

#### JW Perry

Broker

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### Property Description

Introducing a prime industrial manufacturing/distribution property in West Monroe, Louisiana! This food-grade certified warehouse offers 100,000 SF of space, complete with multiple dock doors for efficient loading and unloading. The building boasts a generous warehouse height and is fully heated and cooled, ensuring optimal conditions for storage and operations. Additionally, the property includes an extra 4 acres of land, providing ample space for expansion or utilization as a laydown yard. Zoned I-1 in the Light to Heavy Industrial District, this property is a strategic investment opportunity for industrial, warehouse, or distribution use. Perfect for investors seeking a versatile and growth-oriented industrial asset in the thriving West Monroe area.

### Location Description

Explore the vibrant industrial landscape surrounding 204 Exchange St. and discover a wealth of amenities and resources in the West Monroe area. Positioned near the bustling I-20 corridor, the location offers seamless access to major transportation routes, facilitating efficient logistics for industrial operations. Nearby, esteemed businesses and distribution centers create a strong commercial network, while local dining and retail options provide convenience for employees and visitors. Additionally, the area's strategic proximity to key landmarks enhances the property's appeal to prospective investors seeking a well-connected and dynamic setting for industrial, warehouse, or distribution ventures.

Sale Price	Subject To Offer
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### Location Information

Building Name	204 Exchange St.
Street Address	204 Exchange St
City, State, Zip	West Monroe, LA 71292
County	Ouachita
Nearest Highway	Interstate 20 is 1 mile away, and Highway 165 is 6 miles away
Nearest Airport	Monroe Regional Airport is 8.8 miles away

### Building Information

Building Size	100,000 SF
Ceiling Height	27 ft
Minimum Ceiling Height	18 ft
Office Space	10,000 SF
Year Built	1998
Column Space	40 ft
Construction Status	Existing
Framing	Steel
Condition	Excellent
Free Standing	Yes

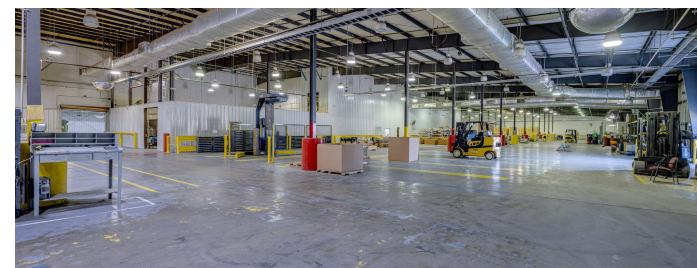
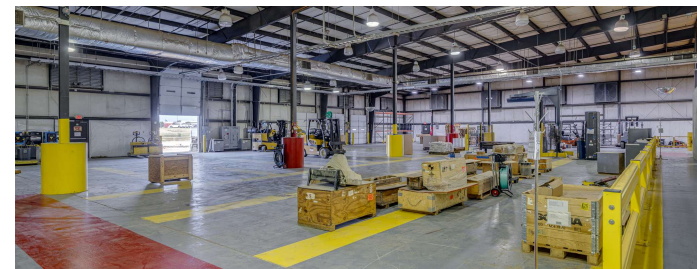
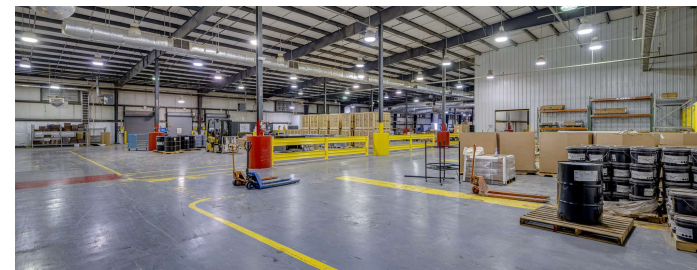
### Property Information

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	I-1, Light to Heavy Industrial District
Lot Size	9.5 Acres
Lot Frontage	420 ft
Lot Depth	948 ft
Power	Yes

### Parking & Transportation

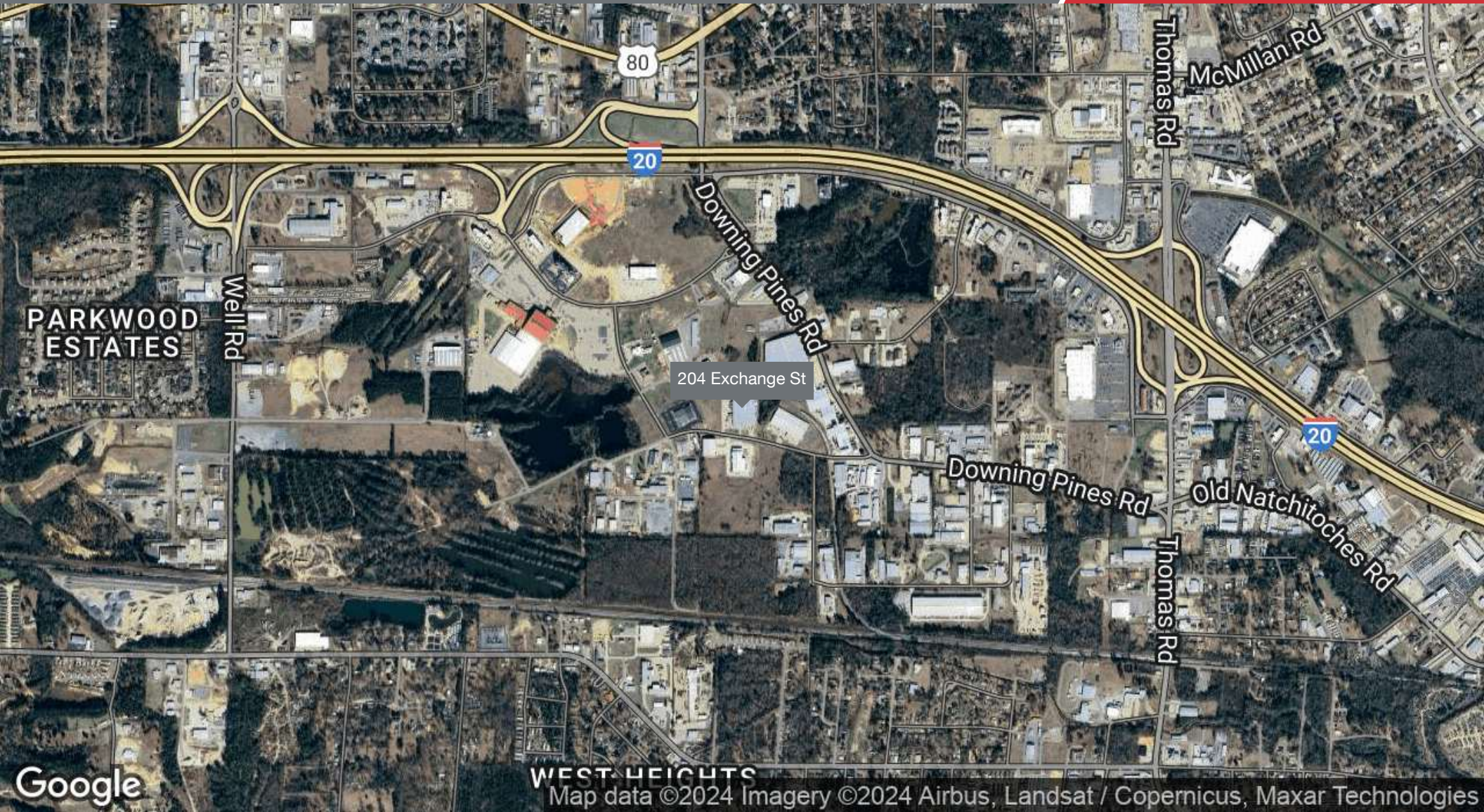
### Utilities & Amenities

Handicap Access	Yes
Central HVAC	Yes
Gas / Propane	Yes



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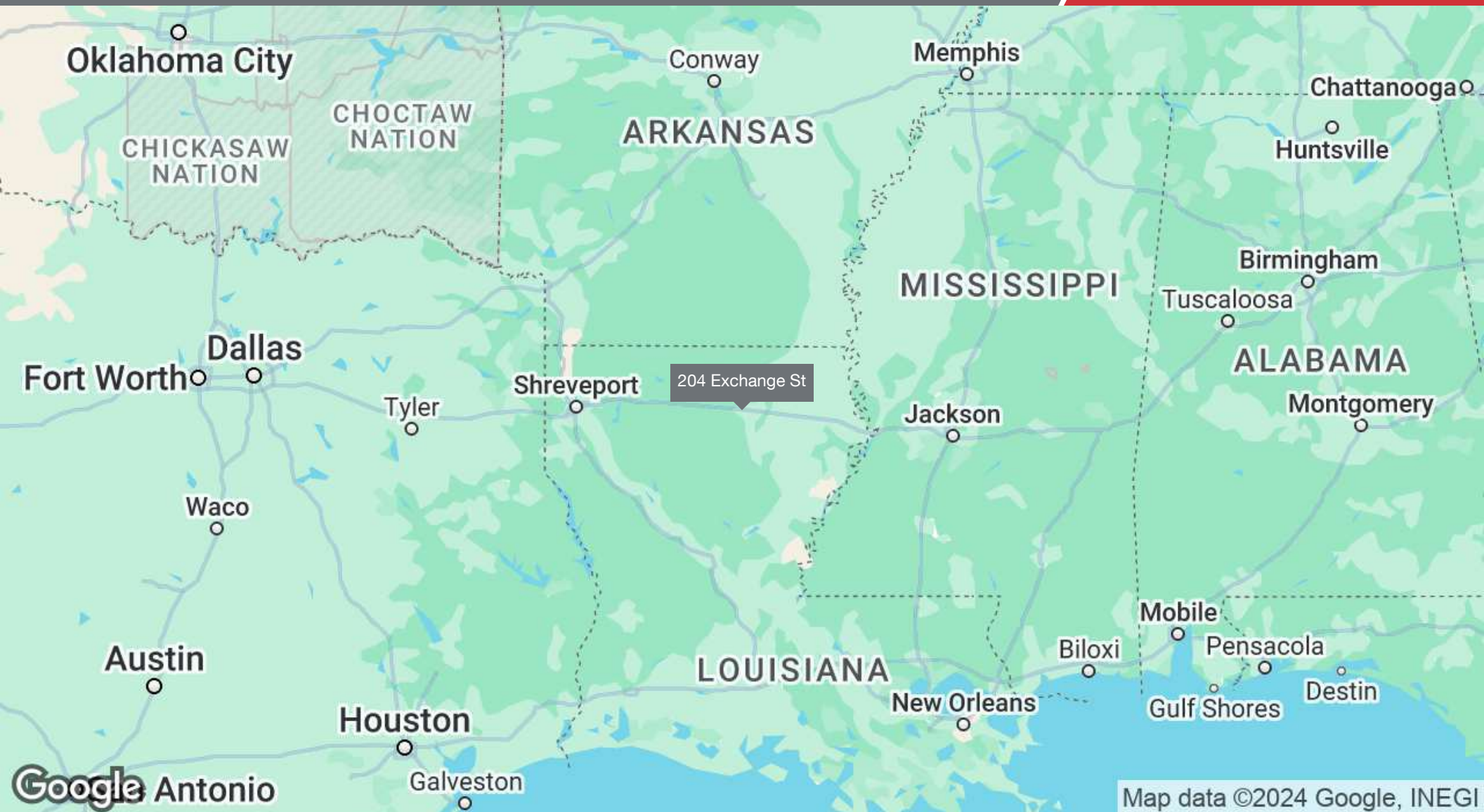
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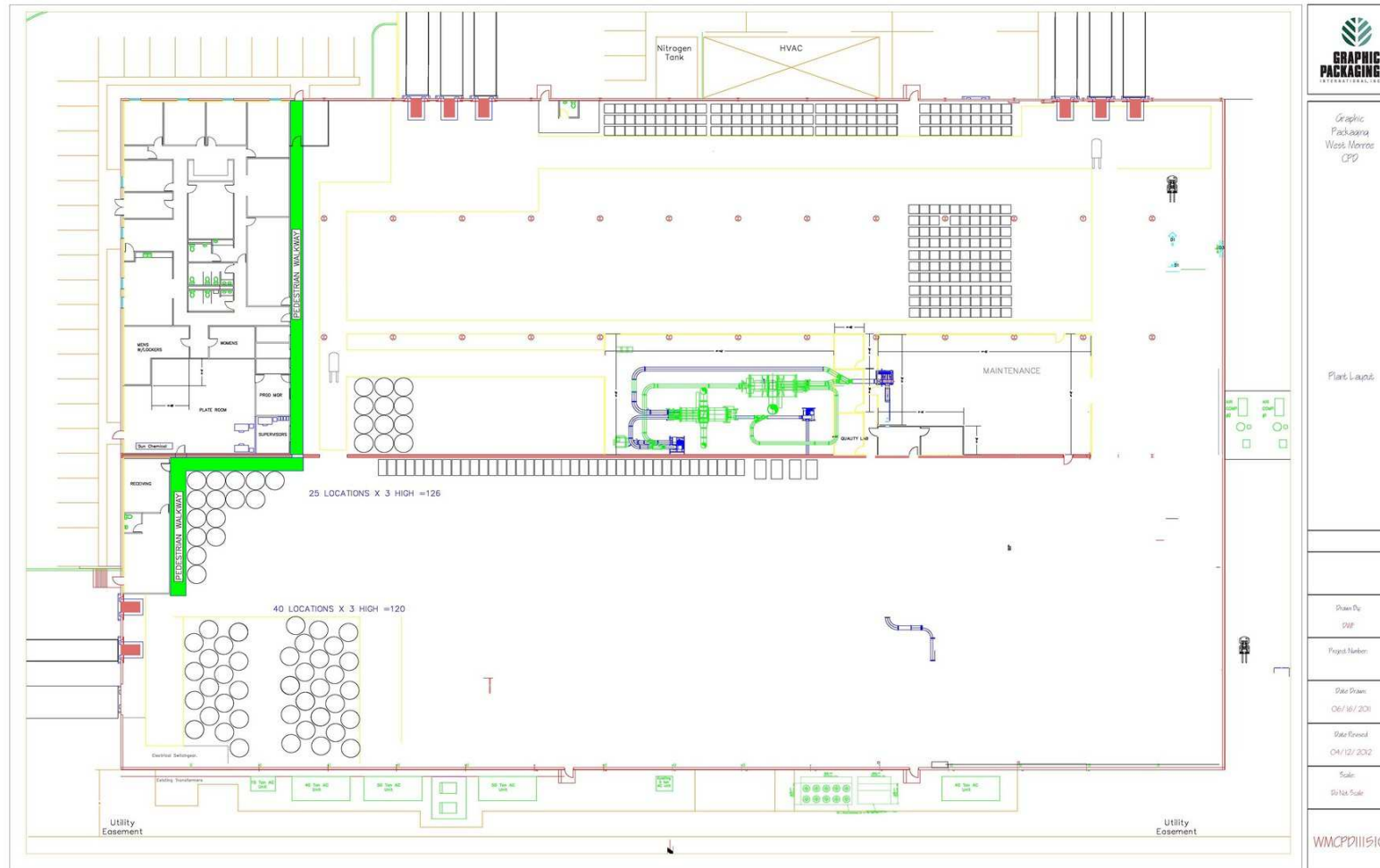
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	3	53	2,441
Average Age	43	43	40
Average Age (Male)	39	39	38
Average Age (Female)	47	47	42
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1	19	1,059
# of Persons per HH	3	2.8	2.3
Average HH Income	\$47,654	\$47,654	\$59,868
Average House Value	\$107,129	\$107,129	\$179,037

Demographics data derived from AlphaMap

