

## PROPERTY OVERVIEW

The Stein Road Warehouses is a rare, large-scale industrial opportunity in Hammond's established industrial corridor. Comprising two recently updated buildings totaling 16,500± SF on 1.66± acres, this property offers a unique combination of flexible industrial space with both indoor and outdoor operational capabilities.

The property is ideal for larger-scale users seeking immediate occupancy with minimal upfront improvements. Both buildings are fully subdividable, allowing tenants to configure space according to their operational needs, whether leasing the entire campus, one building, or individual suites (minimum ~2,000 SF). This flexibility supports a variety of users, including warehouse, distribution, light manufacturing, fabrication, contractor operations, or specialized industrial uses.

44212 Stein Road (9,000± SF) features a modern office area, grade-level and dock-high doors, 3-phase power, and a dedicated cold storage room, which is inactive but fully convertible for refrigerated operations. 44214 Stein Road (7,500± SF) includes a 0.36± acre stabilized laydown yard, ideal for outdoor storage, equipment staging, or operational functions. Both buildings have been fully updated with new garage doors, fresh interior and exterior paint, and modernized office space, providing a polished, move-in ready environment.

Strategically located just off Interstate 55, the campus offers excellent visibility, easy highway access, and proximity to complementary industrial and commercial businesses. The site is perfect for tenants looking for a large, functional industrial footprint with both indoor and outdoor operational capabilities, flexibility to expand or subdivide, and turnkey readiness.

### PROPERTY DETAILS

- 16,500 Total SF Available
- Building 1 – 44212 Stein Road (9,000 SF)
- Building 2 – 44214 Stein Road (7,500 SF)
- 3 phase power
- Visible from I-55
- Ample parking

### LEASE DETAILS

- \$8.00 - \$12.00 PSF NNN
- \*Purchase Opportunity – Call Agent for Details\*



SUMMARY

44212  
WAREHOUSE

PHOTOS

44214  
WAREHOUSE

PHOTOS

FLOORPLANS

AREA MAP

DEMOS

## 44212 STEIN ROAD

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### DETAILS

- +/- 9000 SF
- +/- 1500 SF office
- +/- 1500 mezzanine space (not included in total SF)
- (2) 12\*14 grade level door
- (1) 12\*12 Grade level door
- Truck well
- Van level door
- 18 foot clear height
- Clear span
- \*subdividable



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# STEIN ROAD WAREHOUSES

44212 & 44214 STEIN ROAD, HAMMOND, LA 70403

SUMMARY

44212  
WAREHOUSE

PHOTOS

44214  
WAREHOUSE

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FLOORPLANS

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## 44214 STEIN ROAD

Prime industrial/warehouse property located just off Interstate 55, offering excellent visibility and immediate access to the interstate. The property consists of a 7,500± SF industrial building on 0.83± acres, including a 0.36± acre stabilized laydown yard—perfect for outdoor storage, equipment staging, or operational use.

The building is fully flexible and subdividable to meet a tenant's specific needs, with a minimum suite size of approximately 2,000 SF. Currently, the property is configured into two suites: one suite includes the laydown yard, while the other features the office component. This setup allows tenants to occupy the entire building or only the portion that suits their operational requirements.

Recent updates make the property move-in ready, including new garage doors, fresh interior and exterior paint, and a modernized office area. Grade-level loading doors and 3-phase power enhance workflow and operational efficiency, accommodating light industrial, manufacturing, warehouse, or contractor operations.

Located in Hammond's established industrial/commercial corridor and surrounded by complementary businesses, 44214 Stein Road offers a rare combination of flexibility, outdoor storage, strong access, and turnkey improvements in a high-traffic, industrially-focused area.

### DETAILS

- +/- 7500 SF
- +/- 1500 SF office
- +/- 1500 Mezzanine (not included in total SF)
- 5 – 12'x14' grade level doors
- 15 foot clear height
- Clear span
- .36 acre laydown yard
- \*subdividable



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WAREHOUSE

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44214  
WAREHOUSE

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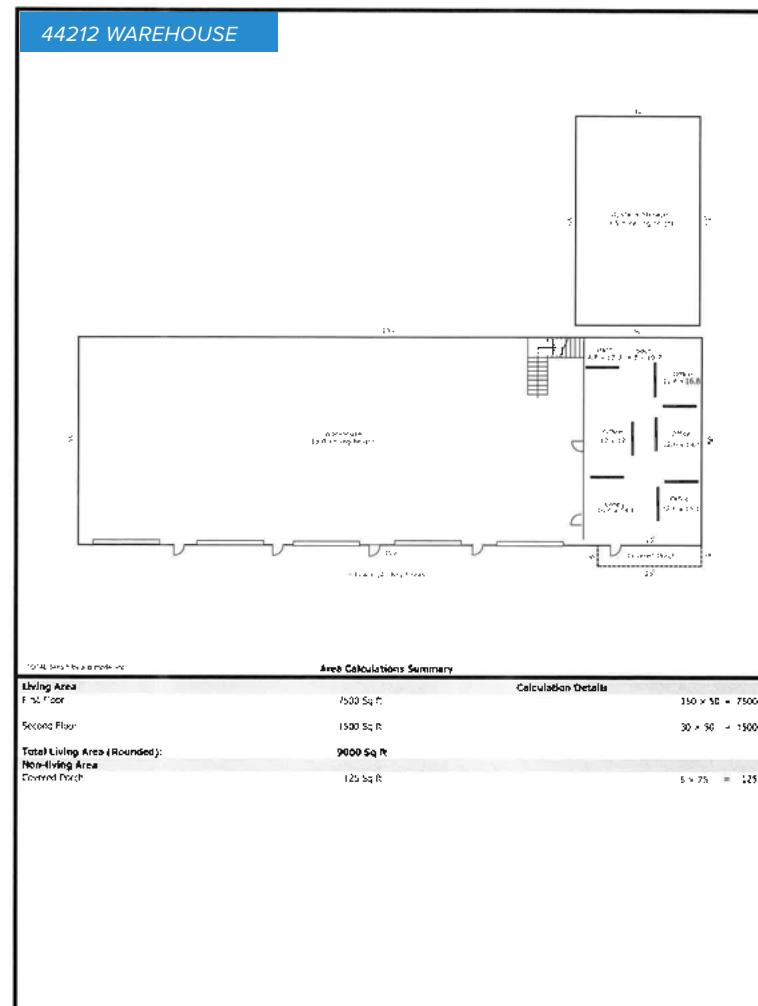
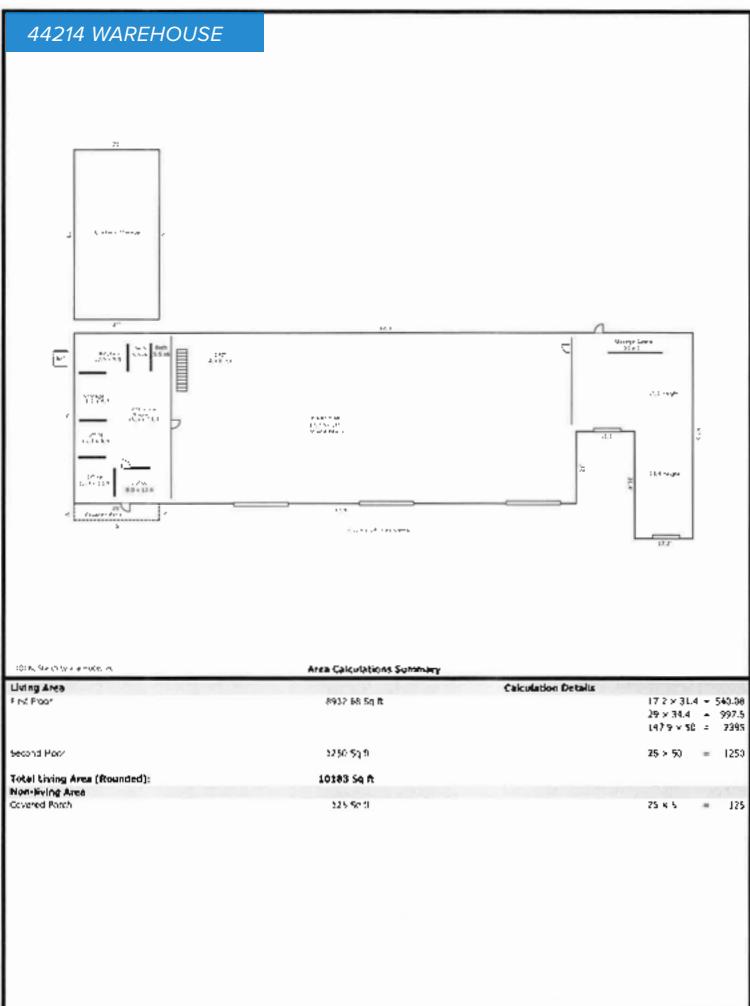
FLOORPLANS

AREA MAP

DEMOS



## FLOOR PLANS



SUMMARY

44212  
WAREHOUSE

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WAREHOUSE

PHOTOS

FLOORPLANS

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## SUMMARY

### 44212 WAREHOUSE

## PHOTOS

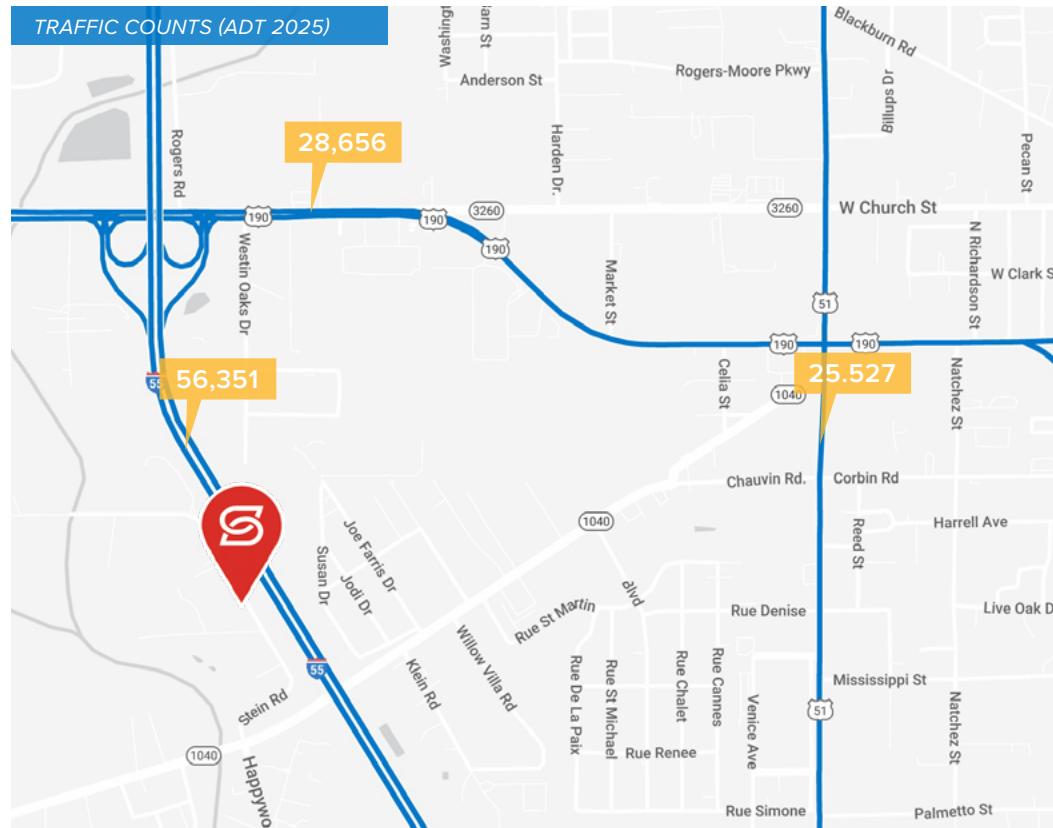
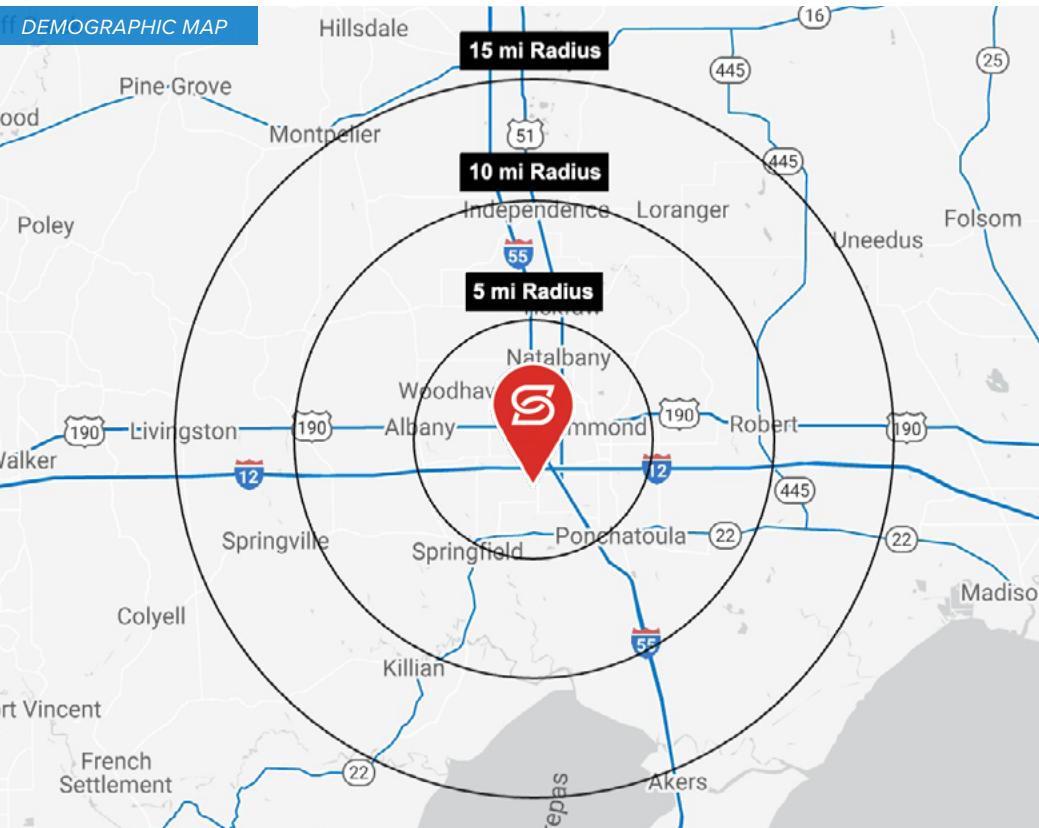
### 44214 WAREHOUSE

## PHOTOS

## FLOORPLANS

## AREA MAP

## DEMOS



## 2025 DEMOGRAPHICS



5 MI  
10 MI  
15 MI

64,468 111,661 140,326



5 MI  
10 MI  
15 MI

\$77,248 \$84,056 \$86,957



5 MI  
10 MI  
15 MI

25,258 43,796 54,582