

# 80,000 SF Industrial + Office Facility - Available

## 42548 Happywoods Rd, Hammond, LA 70403

Listing ID: 30590900  
 Status: Active  
 Property Type: Industrial For Sale  
 Industrial Type: Flex Space, Free-Standing  
 Size: 80,000 SF  
 Sale Price: \$4,750,000  
 Unit Price: \$59.38 PSF  
 Sale Terms: Cash to Seller  
 Loading: 4 Docks, 4 Doors  
 Drive-In Bays: 2 Bays



### Overview/Comments

Located a 1/2 mile from I-12 near the I-55 interchange, this is an extremely well located, 80,000 SF distribution and light manufacturing facility built in 2008. The site is 4.915 acres with ample parking. Improvements include 50,000 SF of warehouse space, featuring 24' eave height with dock high and grade level access and a three-phase electrical system. The warehouse area was previously divided into two sections that were 25,000 SF each.

The building also includes 10,000 SF of office and 20,000 SF of climate controlled support space that was previously utilized as a call center with a seating capacity of 400 people. Due to the eave height, this 20,000 SF area could also be used as climate controlled warehouse space. The facility is positioned to service all of the major and minor markets in the Southeast region and beyond via connectivity to the I-10, I-12, I-55 and I-49 corridors, as well as numerous highways and local thoroughfares.

This location can service many uses, especially related to COVID-19 response efforts in Louisiana. Well suited for freight terminal/distribution and logistics, testing/training facilities and response centers.

TWO BACK-UP GENERATORS (206 kW natural gas and a 500 kW diesel)

### More Information Online

<https://www.lacdb.com//listing/30590900>

### QR Code

Scan this image with your mobile device:



### General Information

Taxing Authority:	Tangipahoa Parish Assessor	Gross Building Area:	80,000 SF
Tax ID/APN:	6299490	Building/Unit Size (RSF):	80,000 SF
Property Use Type:	Net Leased Investment (NNN), Investment, Vacant/Owner-User, Business	Land Area:	4.92 Acres
		Sale Terms:	Cash to Seller

Industrial Type Flex Space, Free-Standing, Industrial-Business Park, Manufacturing, Mixed Use, Light Industrial, Net Leased, Office Showroom, Self Storage, Truck Terminal, Warehouse/Distribution, Other

### Building Related

Tenancy:	Multiple Tenants	Loading Doors:	4
Property Condition:	Excellent	Loading Docks:	4
Year Built:	2008	Drive-In Bays:	2
Parking Type:	Surface	Passenger Elevators:	0
Eave Height:	24	Freight Elevators:	0

### Land Related

Legal Description Lot 3-A-1, location in Section 40, Township 6 South, Range 7 East and Section 45, Township 7 South, Range 7 East, Tangipahoa Parish, State of Louisiana

### Location

Address: 42548 Happywoods Rd, Hammond, LA 70403  
County: Tangipahoa

MSA: Hammond  
Submarket: 84



### Property Images



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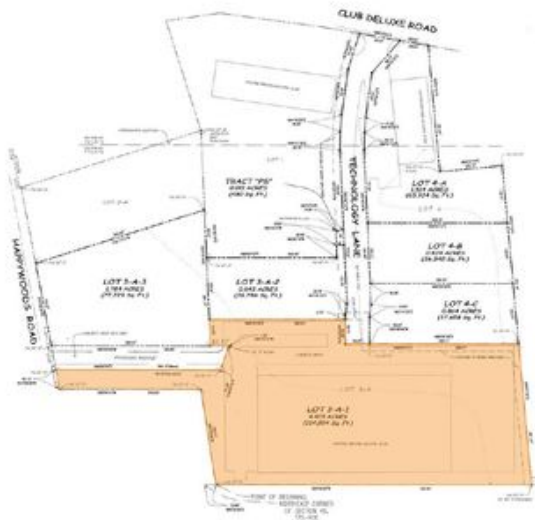
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Survey - Happywoods

## Property Contacts



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