



WMJ Properties, LLC

600 Ryder Drive, Pineville, Louisiana 71360

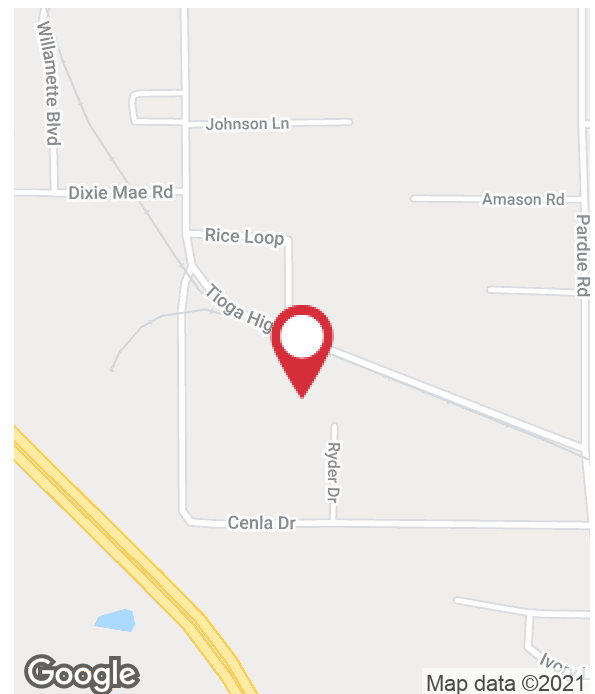
Property Highlights

- 5.622 Acres
- 88,500 SF Warehouse Space
- 1,500 SF Office Space
- Warehouse is Air-Conditioned with Humidifiers
- 20 Dock High Doors
- Sprinkled

Pricing

Sale Price: \$2,900,000

Lease Rate: \$3.75 SF/yr (NNN)



For more information

Jack Hodges, CCIM

O: 318 483 1542 | C: 318 481 8757
jhodges@latterblum.com

Rod Noles, CCIM, CPM

O: 318 445 7653 | C: 318 446 1846
RNoles@noles-frye.com

CALL OR EMAIL FOR MORE INFORMATION

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4615 Parliament Drive, Ste 100
Alexandria, LA 71303
318 483 1515 tel
latterblum.com

January 15, 2021



SALE PRICE: **\$2,900,000**

AVAILABLE SF: **90,000 SF**

LEASE RATE: **\$3.75 SF/yr (NNN)**

LOT SIZE: **5.622 Acres**

BUILDING SIZE: **90,000 SF**

DOCK HIGH DOORS: **20**

CEILING HEIGHT: **32.0 FT**

ZONING: **Commercial**

MARKET: **Alexandria - Pineville**

CROSS STREETS: **Tioga Road - Cenla Drive**

Property Overview

The Warehouse/Distribution will be available for Lease or Sale in December 2019. The property is surrounded by many Industrial and Manufacturing companies (Safey-Kleen Systems, ABF, FedEx, Distran Steel, P & G, Plastipak and many more). Situated on 5.622 Acres with ample room for trucks and trailers in and out. The facility measures 90,000 SF, 88,500 SF of warehouse and 1,500 SF of office space. The warehouse is 32' center height with 24' eave height and 20 loading docks. The warehouse has central air conditioning with humidifiers.

Location Overview

The property is located in Pineville, Louisiana, Rapides Parish in an Industrial Park.

For Sale or Lease

Industrial Property

±90,000 SF | \$3,400,000

SALE PRICE **\$2,900,000**

LEASE RATE **\$3.75 SF/YR**

PROPERTY INFORMATION

Property Type Industrial
Property Subtype Warehouse/Distribution
APN # 2502568065003501

PARKING & TRANSPORTATION

Parking Type Surface
Dock High Doors 20

UTILITIES & AMENITIES

Central HVAC Yes
HVAC 5 Units - (4 Warehouse - 1 Office)

LOCATION INFORMATION

Building Name WMJ Properties, LLC
Street Address 600 Ryder Drive
City, State, Zip Pineville, LA 71360
County Rapides
Market Alexandria - Pineville
Cross-Streets Tioga Road - Cenla Drive

BUILDING INFORMATION

Ceiling Height 32 ft
Eave Height 24 ft
Office Space 1,500 SF
Number Of Floors 1
Column Space 49.5 ft
Gross Leasable Area 90,000 SF
Condition Excellent
Roof Metal
Foundation Reinforced Concrete
Free Standing Yes
Number Of Buildings 1
Walls Insulated

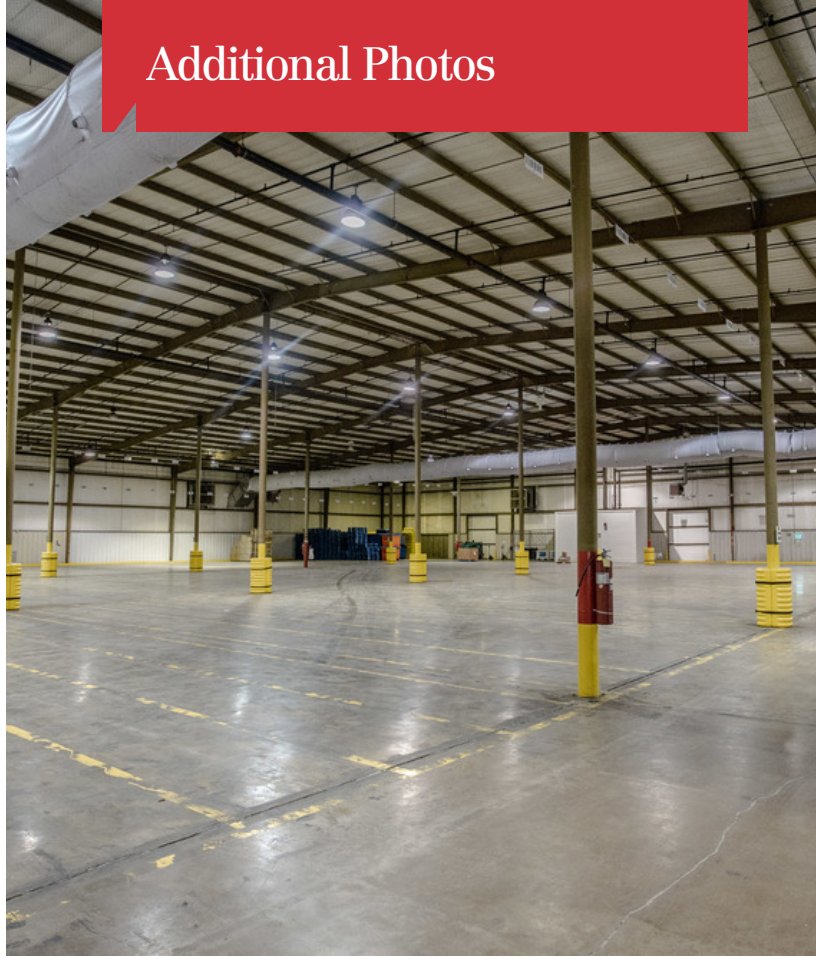
Additional Photos



Additional Photos



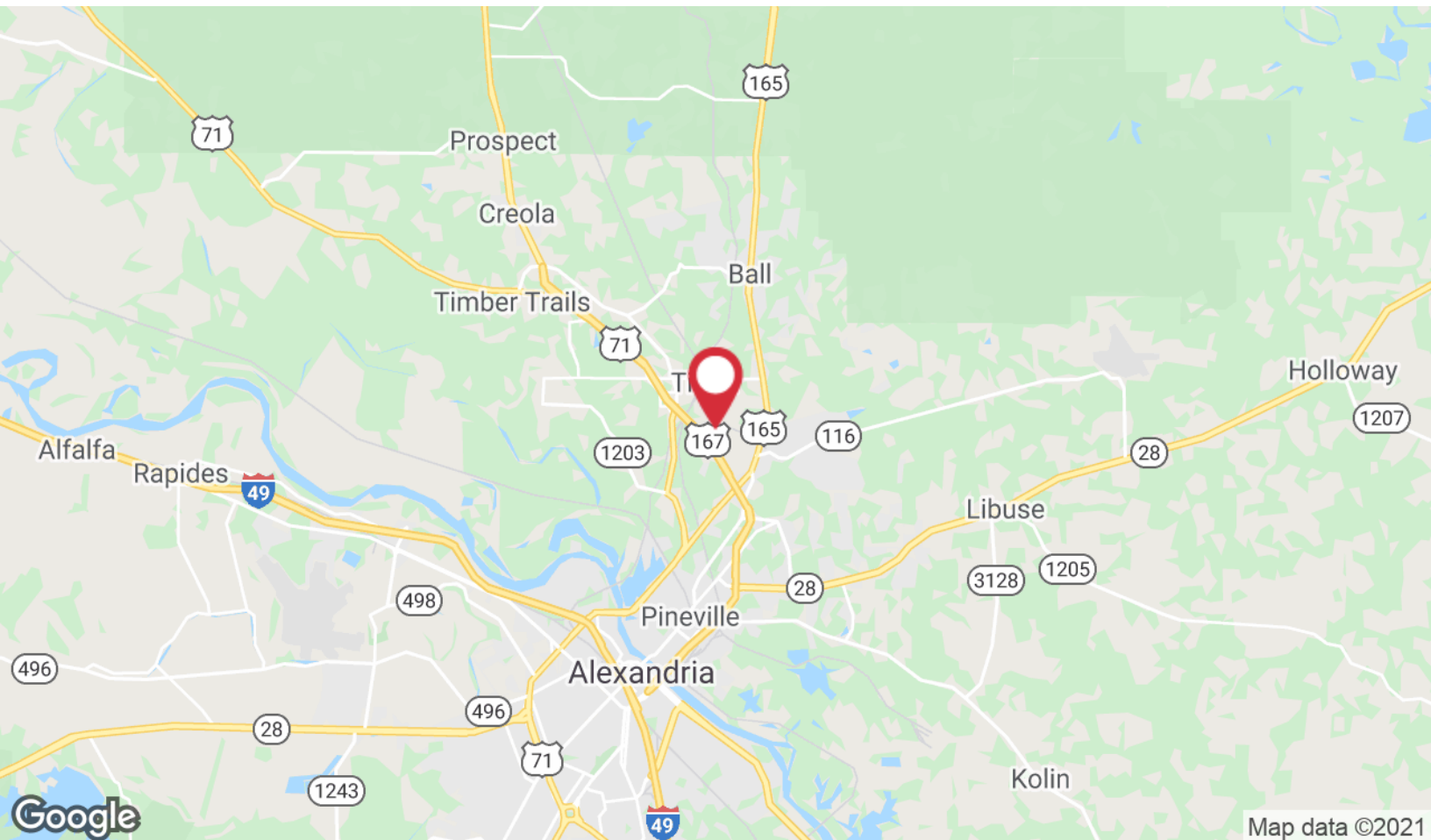
Additional Photos



Additional Photos



Location Maps

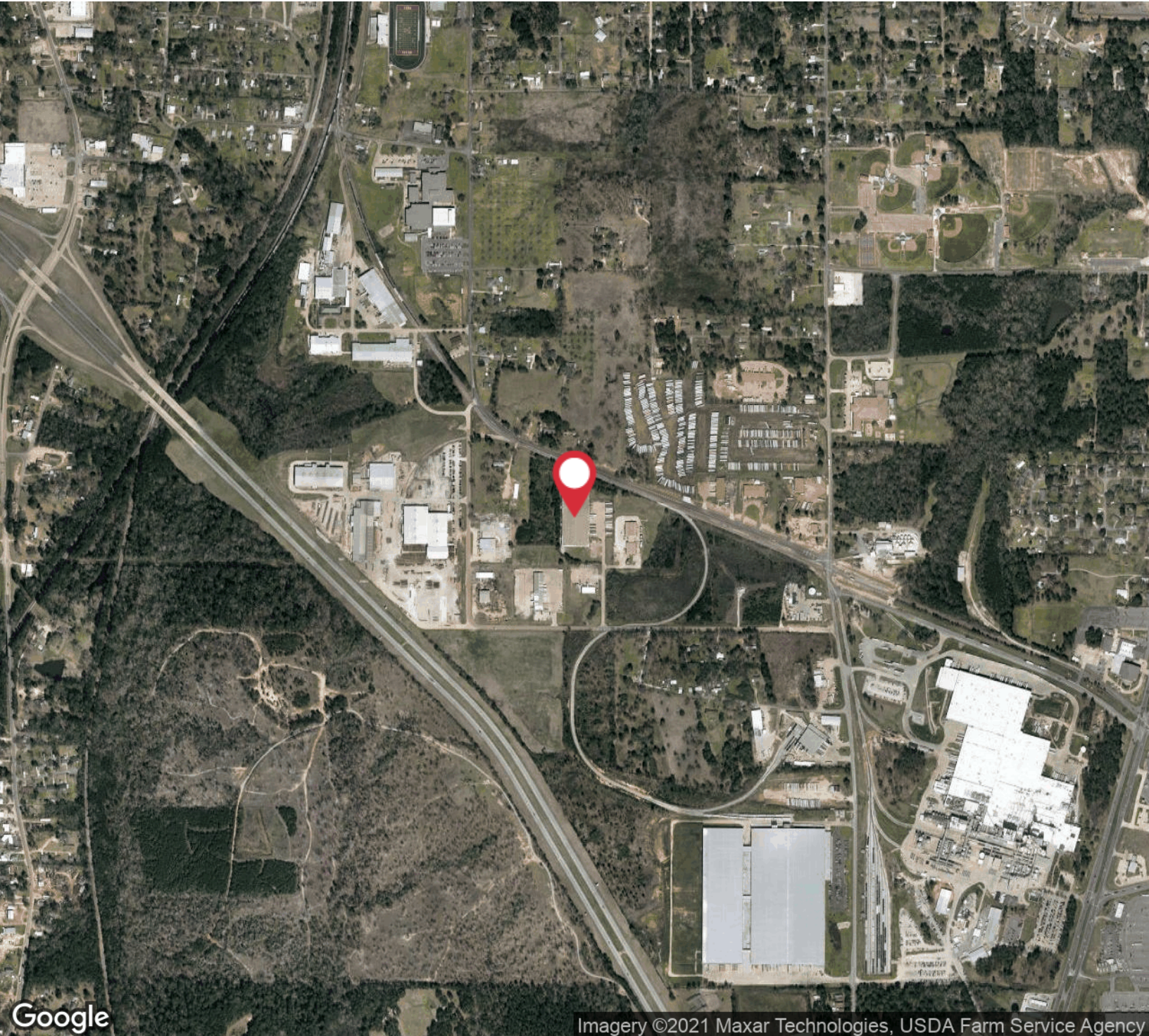


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For Sale or Lease

Industrial Property

90,000 SF



Google

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600 Rider Drive



Google

Map data ©2021 Imagery ©2021, Maxar Technologies, USDA Farm Service Agency

Demographics

KEY FACTS



23,954

Population

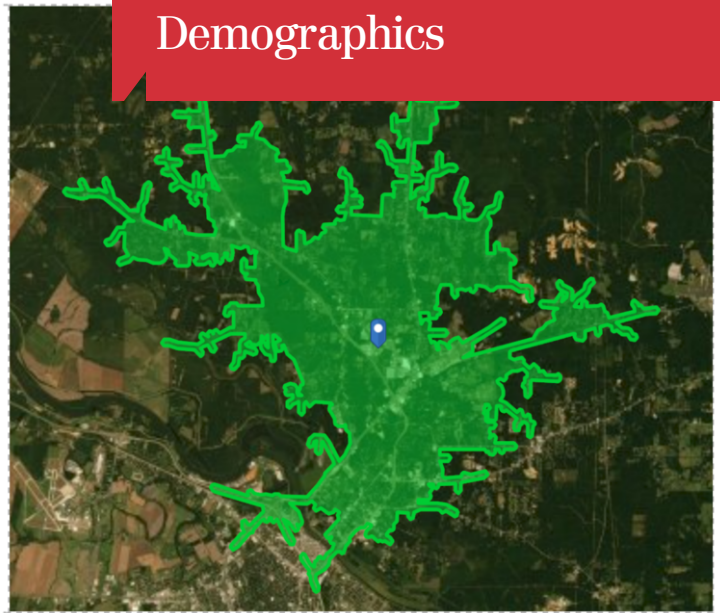
38.2

Median Age



9,037

2018 Total Households



BUSINESS



1,014

Total Businesses



15,441

Total Employees

INCOME



\$41,771

Median Net Worth



\$57,611

2018 Average Household Income

EDUCATION

16%

No High School Diploma



35%

High School Graduate



28%

Some College



21%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



60%

White Collar



23%

Blue Collar



17%

Services

4.7%

Unemployment Rate