



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR SALE

76,200 SF OFFICE/WAREHOUSE ON 4.86 ACRES

129 CALHOUN ST., INDEPENDENCE, LA 70443

76,200 SF



OFFERING SUMMARY

Sale Price:	\$2,595,000
Total Building Size: (7 Total)	76,200 SF
Lot Size:	4.86 Acres

PROPERTY HIGHLIGHTS

- Property consists of 7 Buildings
- 72,000 total SF Warehouse Space & 4,200 Office Space
- Building A: 31,000 SF Concrete Tilt Warehouse w/ 30' eaves & ceilings
- Buildings B, C, D & E are Metal Warehouses
- Building B: 11,000 SF
- Building C: 16,000 SF
- Building D: 7,800 SF
- Building E: 5,100 SF
- Research and Development Lab: 1,600 SF
- Office and R&D Lab have A/C & Heat
- 4 Overhead Doors
- 540' Frontage
- 20' - 30' Ceiling height
- 50+ Parking Spaces
- The buildings are on 4.86 Acres in Independence, Louisiana



JIM ALLEN

Commercial Sales & Leasing
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