

±155,000 SF
COMMERCIAL/FLEX SPACE

IOWA, LA 70647
LAKE CHARLES MSA

I-10
EXCHANGE
CENTER

OUTPARCELS AVAILABLE

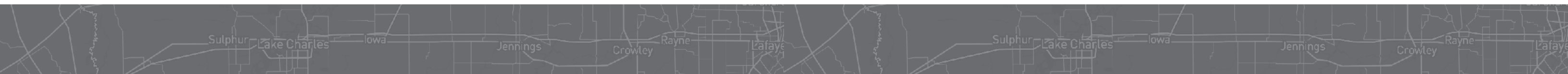
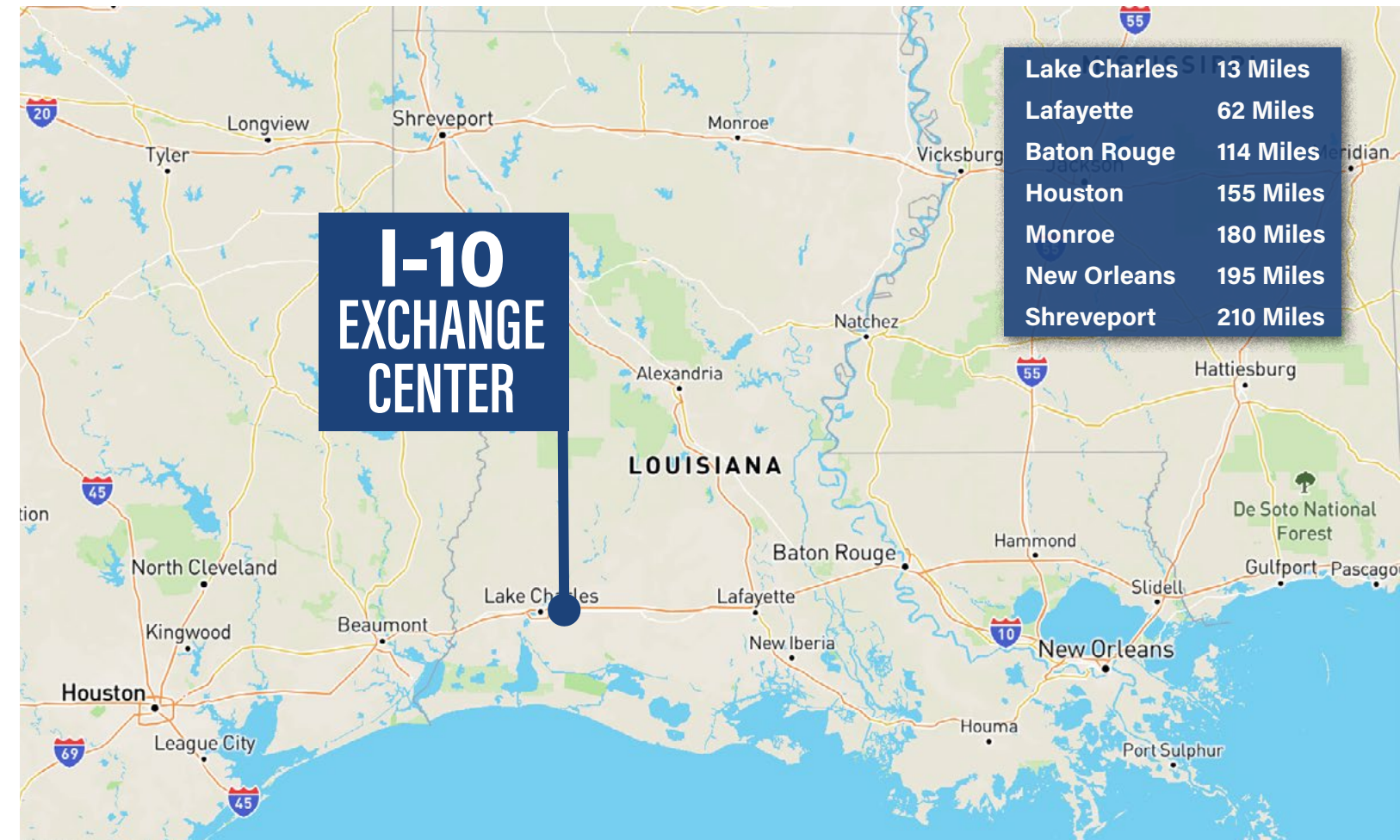
CBRE

NAI Latter & Blum



LOCATION ADVANTAGES

- Centrally located between Houston and New Orleans with easy access on and off I-10, and near the intersection of Highway 165 to Alexandria.
- Traffic counts along I-10 in excess of 98,000 vehicles per day.
- Located within Lake Charles MSA with a population of over 213,000 residents.
- \$65 billion of recently announced investment projects of make the Lake Charles MSA one of the most heavily invested areas in the country.
- Approximately 155 miles to Houston, Texas, and 195 miles to New Orleans, Louisiana.
- Population of over 1.4 million within a 90-minute drive of the property.





Additional Adjacent Acreage Available

LARGE FLEX/INDUSTRIAL FACILITY, LOCATED 8 MILES EAST OF LAKE CHARLES, LA



±155,000 SF building area with two pad sites available (±4 Acres and ±1.7 Acres)



Great exposure & visibility along Interstate 10



Exit is located directly off Interstate 10 with approximately 800' of frontage



Gigabit fiber service in the building from AT&T, Verizon, and Lumen



New owners have renovated the facility, added additional HVAC units, additional bathrooms, landscaping and LED lighting.



Additional Acreage

I-10 EXCHANGE CENTER

±4 ACRE OUTPARCEL

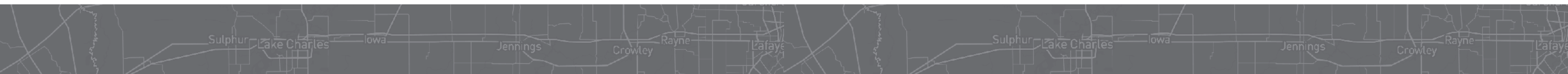
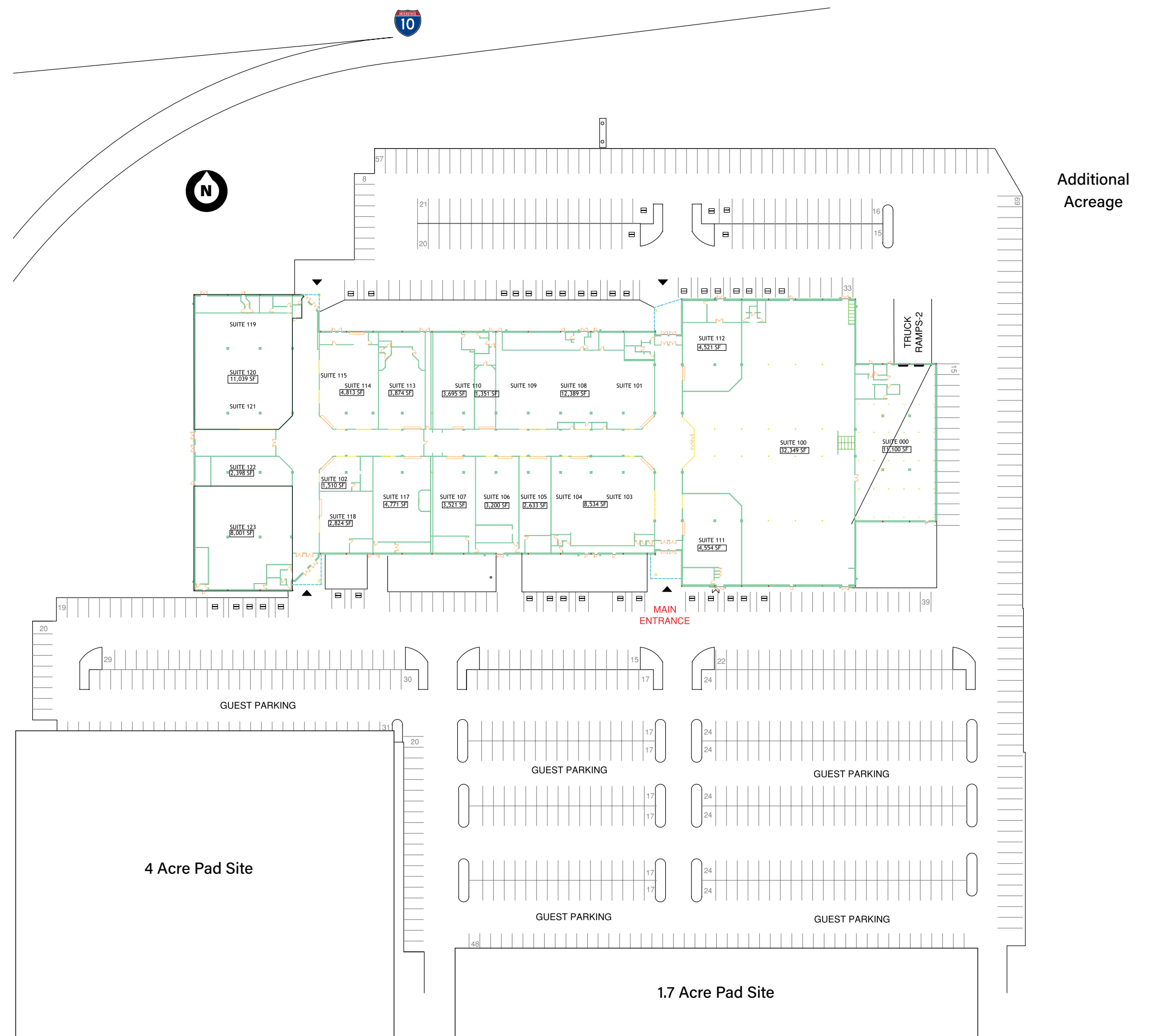
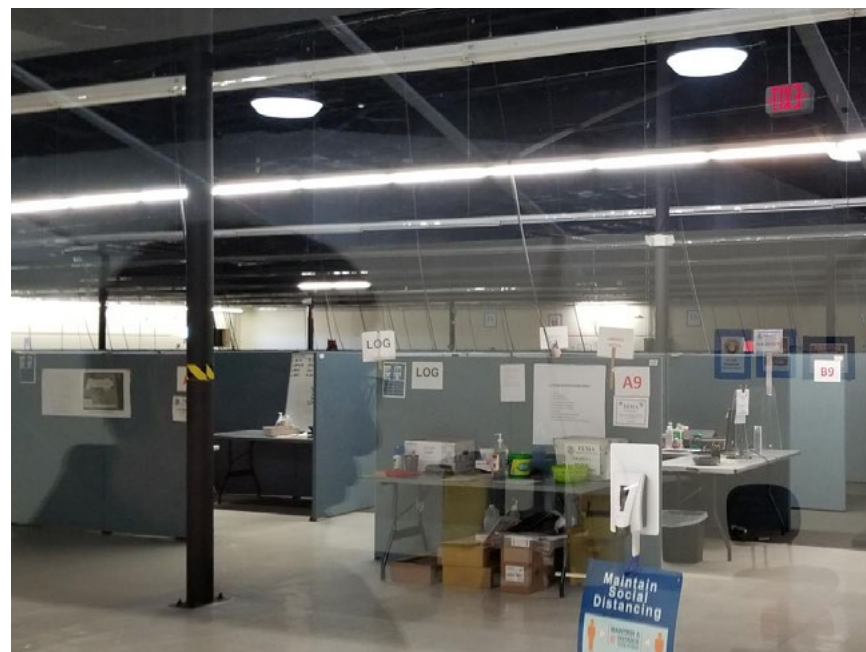
±1.7 ACRE OUTPARCEL

OUTPARCELS & ADDITIONAL ADJACENT ACREAGE AVAILABLE



PROPERTY DETAILS

TENANCY	Multiple
TOTAL BUILDING SQ FT	±155,000
MINIMUM DIVISIBLE SQ FT	20,000
MAX CONTIGUOUS SQ FT	±155,000
FUTURE AVAILABILITY	Additional 65,000 SF, Available August 2022
LOT SIZE (ACRES)	22
YEAR BUILT	1978
CEILING HEIGHT	15' -21'
LEASE RATE	\$5/SF + \$1.25/SF NNN
TOTAL PARKING SPACES	±800

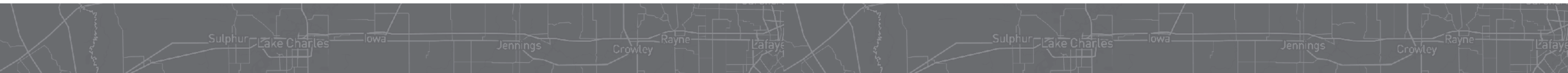




IDEAL FLEX SPACE FOR A VARIETY OF USES



155,000 SF COMMERCIAL/FLEX SPACE





IDEAL FLEX SPACE FOR A VARIETY OF USES

- RETAIL
- INDUSTRIAL
- MANUFACTURING
- WAREHOUSE
- DISTRIBUTION
- R & D
- BUSINESS PARK
- HIGH-TECH
- MIXED USE
- OFFICE SPACE

FOR ADDITIONAL INFO, PLEASE CONTACT

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