



4810 Duhon Lane

Alexandria, Louisiana 71302

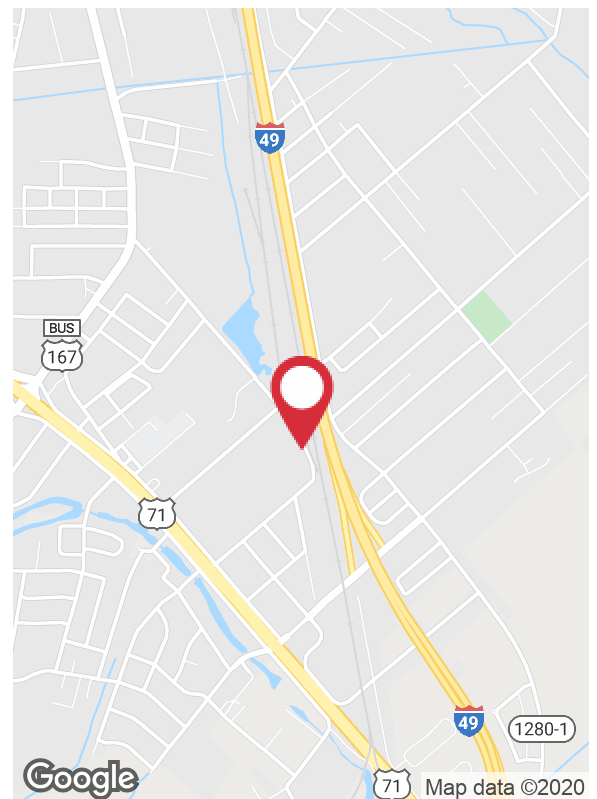
Property Highlights

- Land - 11.4 Acres
- Total Warehouse space (Climate Controlled and Dry) - 74,017 SF
- Office - 3,200 SF
- Maintenance Shop - 2,400 SF
- Rail Spur (can be reactivated)
- Accessible to I-49, Highway 71 and Highway 1
- New Roof on approximately 40,000 SF in 2013
- Private road

Sale Price

\$1,075,000

Lease: \$3.50 p/SF NNN



For more information

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CALL OR EMAIL FOR MORE INFORMATION

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For Sale or Lease

Industrial Property

79,617 SF | \$1,075,000



SALE PRICE:	\$1,075,000
LOT SIZE:	11.4 Acres
BUILDING SIZE:	79,617 SF
DOCK HIGH DOORS:	2
CEILING HEIGHT:	26.0 FT
WALL HEIGHT:	20.0 FT
INNER COLUMNS:	Climate Control: 8 Columns - 23'3" 8 Columns - 23'3" Dry Warehouse - Center Columns 8 Columns - 23'3"
YEAR BUILT:	1973 - Climate Control 1975 - Dry Space Warehouse
ZONING:	Commercial

Property Overview

The warehouse is situated on 11.4 acres of land with improvements. Of the 11.4 acres, there are 6 acres of excess land. The property is generally level and not in a flood prone area. The facility is located within the City of Alexandria and has a zoning classification of "Light Industrial", which is a broad commercial classification that allows for many commercial uses as well as for industrial warehouses.

The facility consists of three primary buildings, private street, excess land suitable for expansion, and joint ownership of a railroad spur. The warehouse, office and maintenance shop contains approximately 77,990 SF. In March 2013 a new roof was installed with additional insulation on the Climate Controlled Warehouse and Dock Area totaling 40,000 SF.

Location Overview

Property is located on Duhon Lane in South Alexandria. Conveniently located with access to I-49, Highway 71 and Highway 1.

For Sale or Lease

Industrial Property

79,617 SF | \$1,075,000



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Industrial Property

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Structure	Use	Square Feet
Climate Controlled Warehouse	This area of the warehouse is equipped with 100 Ton AVC system and a dehumidifier capable of maintaining a temperature of <58 degree F and a relative humidity of <58%. The wall height is 20 ft. and the foundation is 6" reinforced concrete. The super structure is pre-engineered steel building with metal deck over steel girders, beams and rafters.	32,400
Dry Warehouse	This area is an insulated storage warehouse with the same construction as the Climate Controlled Warehouse. This side of the warehouse also contains a "bagging production line" which is completely equipped and operational.	32,600
Doc Area	The two warehouses are located either side of the central Shipping/Docking area, 7,200 SF, warehouse supervisor's office, 85 SF, 222 SF employee/truckers break room and a 600 SF load staging area.	8,107
Fumigation Chamber	There are two fumigation chambers that adjoin the Shipping/Docking area. This amenity is utilized when receiving or shipping product that may require phytosanitary certification.	360
Battery Charging Room	Charge forklift batteries	550
Office	The office is a wood frame, brick veneer structure. It includes 8 offices, a large project room, copy/printer room, a conference room, a break room and kitchen area.	3,200
Shop	The shop consists of two bays for General Maintenance	2,400
TOTAL		79,617

Location Maps



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Additional Photos



Additional Photos





Regional Map



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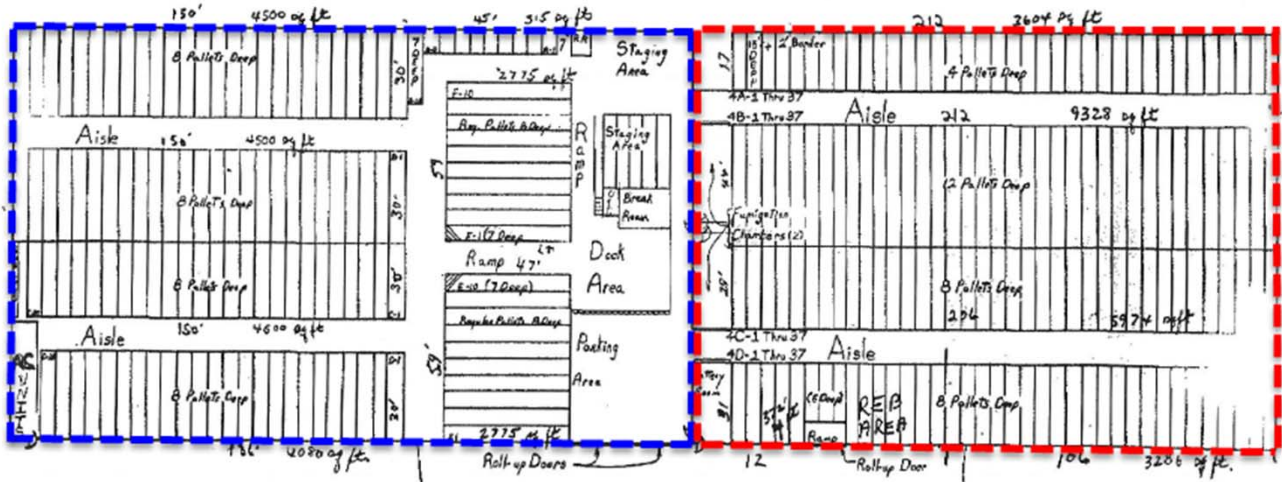
Aerial Map



Google

Imagery ©2020 Maxar Technologies, USDA Farm Service Agency

Floor Plan



Climate Controlled
32,400 Square Feet

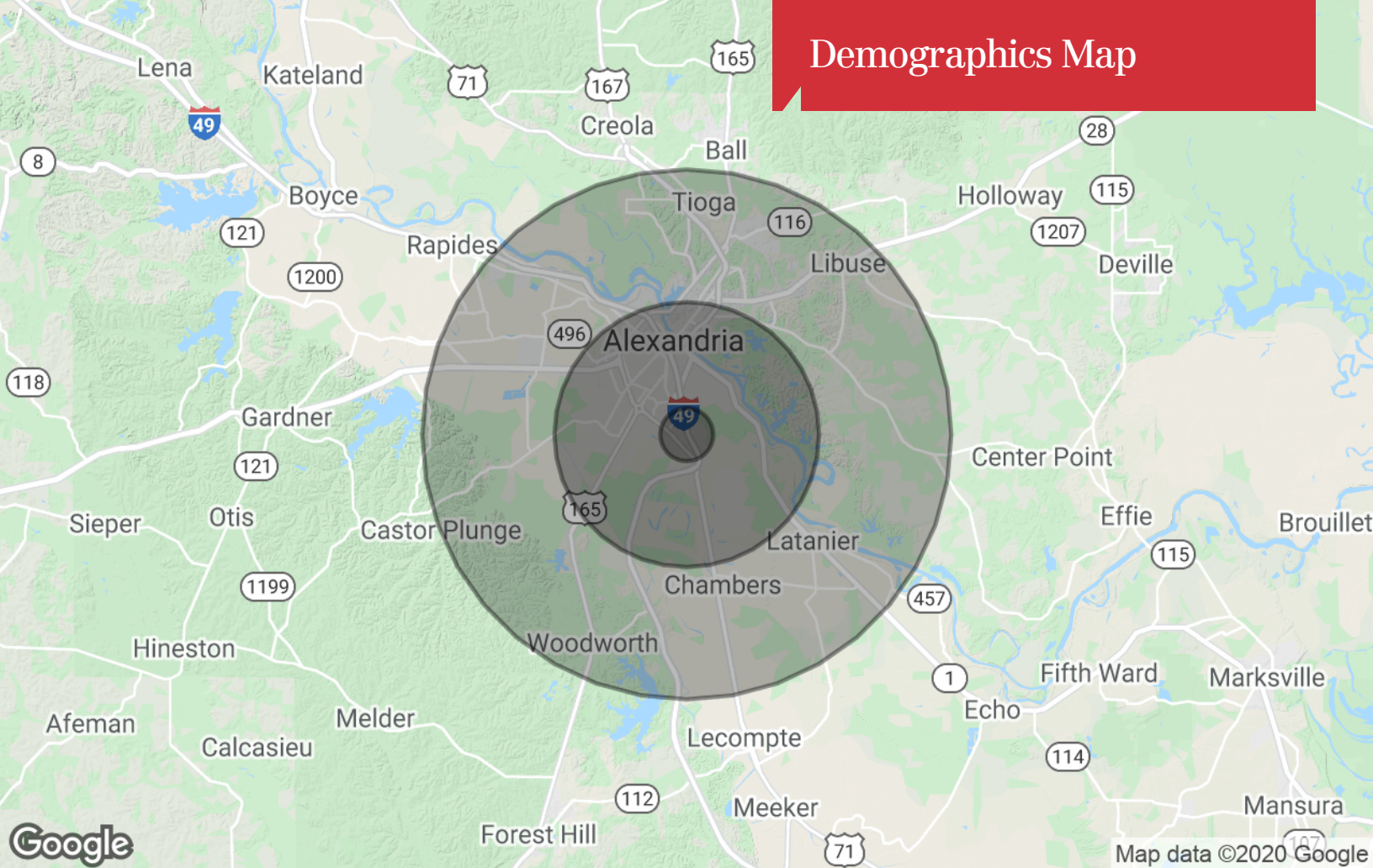
New Roof
(Climate Control and Dock Area)

Dry Warehouse
41,617 Square Feet

Office
3,200 SF



Demographics Map



	1 Mile	5 Miles	10 Miles
Population			
TOTAL POPULATION	2,014	60,372	94,505
MEDIAN AGE	32.4	35.2	36.4
MEDIAN AGE (MALE)	27.4	32.7	34.5
MEDIAN AGE (FEMALE)	33.8	37.0	38.0
Households & Income			
TOTAL HOUSEHOLDS	692	22,325	34,848
# OF PERSONS PER HH	2.9	2.7	2.7
AVERAGE HH INCOME	\$41,575	\$54,773	\$57,003
AVERAGE HOUSE VALUE		\$140,835	\$141,141
Race			
% WHITE	15.3%	41.0%	54.7%
% BLACK	82.3%	56.9%	43.1%
% ASIAN	1.8%	1.4%	1.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.5%	0.3%	0.4%
% OTHER	0.1%	0.4%	0.4%
Ethnicity			
% HISPANIC	0.3%	1.4%	1.9%

* Demographic data derived from 2010 US Census