



OFFERING SUMMARY

Sale Price:	\$1,500,000 (10% CAP)
Lot Size:	4.1 Acres
Building Size:	64,831 SF

PROPERTY OVERVIEW:

- Office - Warehouse Available for Sale on Main St. in Baker, Louisiana
- 2 Long Term Tenants (10% CAP Rate); Modified Gross Leases

PROPERTY HIGHLIGHTS

- Multiple Buildings
- Newly Repainted
- 43,659 SF Warehouse
- 5,683 SF Office (2,390 SF & 3,293 SF)
- Regional Distribution Point
- Heavy Electrical
- Multiple Docks
- 12-18 FT Eave Height
- Paved Lay Down Yard
- Heavy Load Concrete
- On-site Security

BRIAN NICOLICH

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BILL JEANSONNE

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The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.px



OFFICE-WAREHOUSE FOR SALE

FULLY LEASED INVESTMENT PROPERTY

3000 MAIN ST, BAKER, LA 70714

64,831 SF



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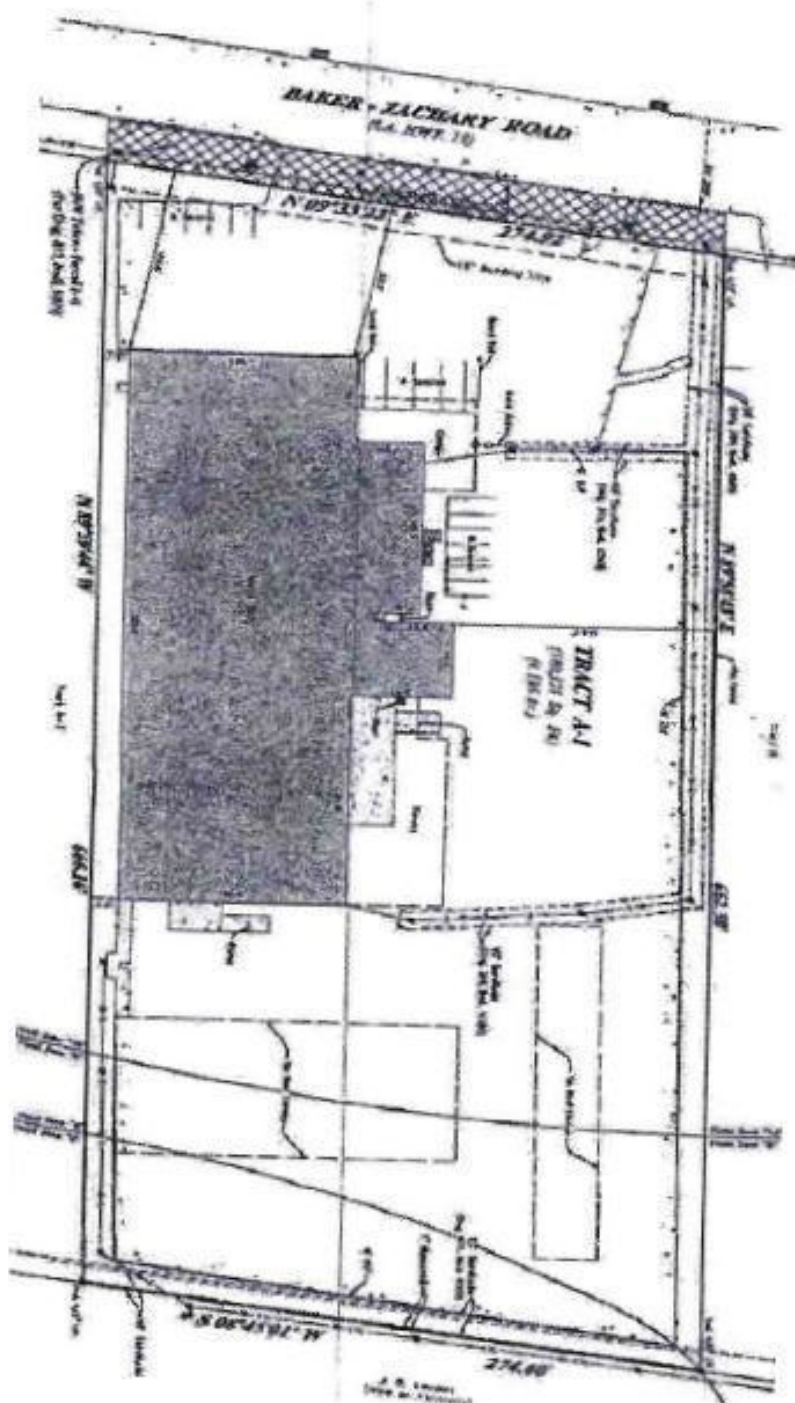
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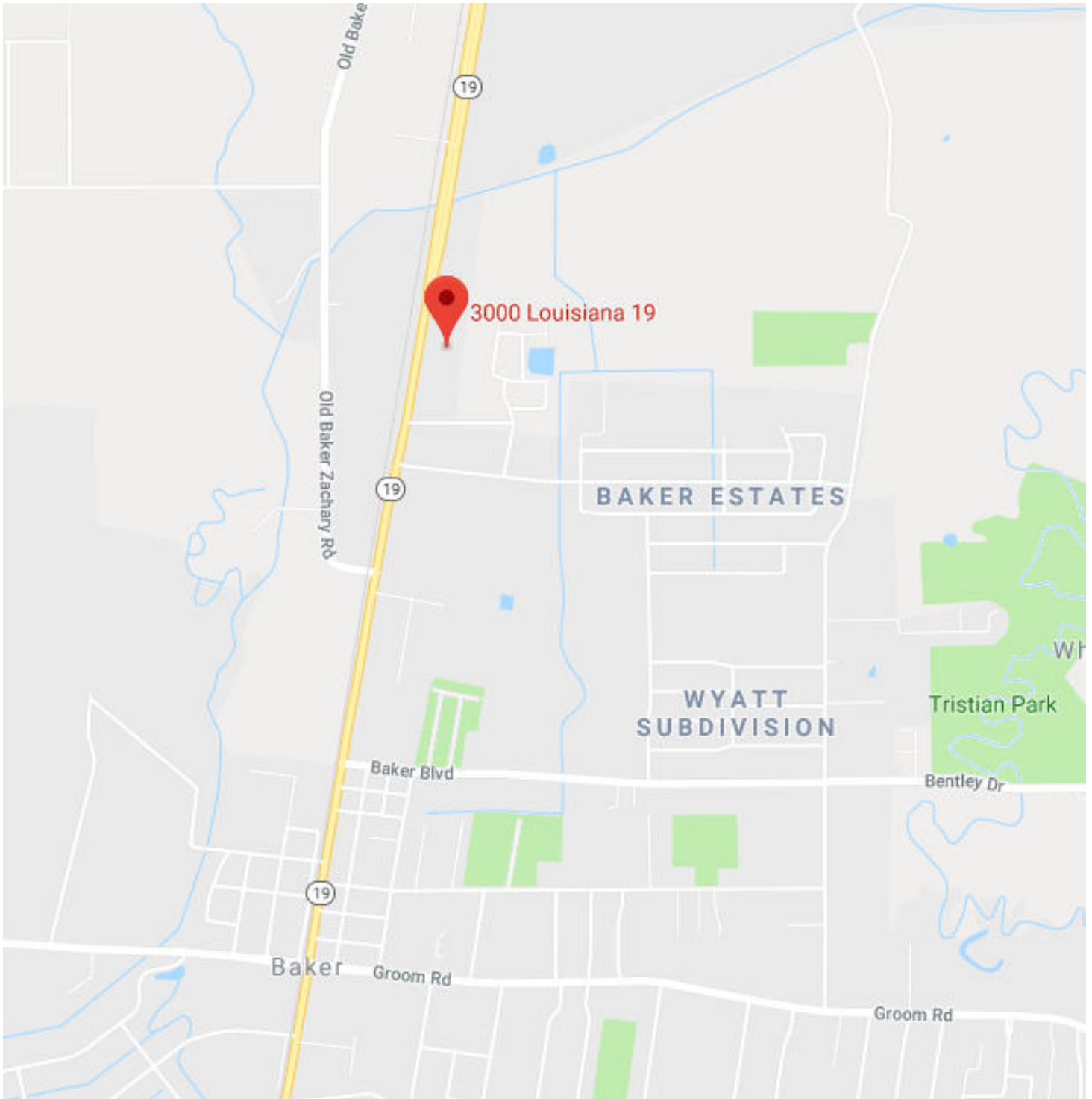
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