

LIGHT INDUSTRIAL/WAREHOUSE

AVAILABLE FOR SALE OR LEASE

59,500 SF | \$4,250,000 | \$6.95 Annual/SF



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Overview

28145 WALKER SOUTH ROAD
WALKER, LA 70785

Great warehouse opportunity in a premier location for storing and distributing products. Formerly a Winn-Dixie, and now a furniture showroom, this ~60,000 sq/ft warehouse is available for lease or for sale. The entire site is being re-developed and the building is ideal for light warehouse or showroom uses. Tractor Supply is under construction next door, and Super Walmart is directly across the street. Access and visibility are great, with entrance and exits via two traffic signals. The building is equipped with two dock doors and the interior has been completely remodeled. The location is just off of I-12, making it very convenient for interstate commerce. Contact agents for additional information.



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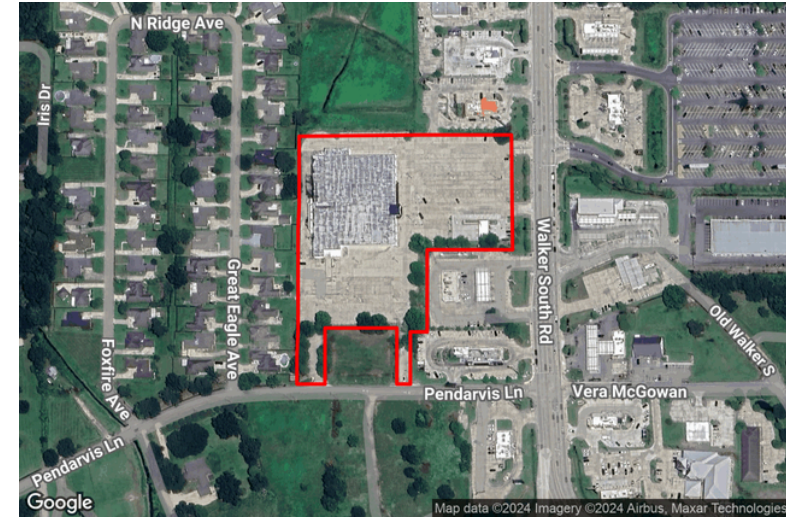


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Property Summary

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BUILDING SPECIFICATIONS	
28145 WALKER SOUTH ROAD, WALKER, LA	
SALE PRICE	\$4,250,000
LEASE RATE	\$6.95 / SQ. FT.
LEASE TYPE	NNN
AVAILABLE	6/1/2025
LAND AREA	±3.9 Acres
BUILDING SIZE	59,498 Sq. Ft. (235' x 250')
SHOW ROOM / SALES AREA	46,330 Sq. Ft.
OFFICE / WAREHOUSE	1,500 Sq. Ft. / 10,250 Sq. Ft.
PROPERTY TYPE	SHOWROOM / WAREHOUSE
PERMITTED USE	CONTACT AGENT
CURRENT ZONING	RC - RESIDENTIAL COMMERCIAL (PERMITTED USES UNDER C1, C2, & C3)
PARISH	LIVINGSTON PARISH
SUBMARKET	BATON ROUGE MSA
DOCK HIGH	2 DOCKS (8' x 8' ROLL UP DOORS)
GROUND LEVEL	0 (CAN BE ADDED)
RAMP DOOR	1 PAIR OF DOUBLE DOORS UNDER CANOPY
CRANE	N/A
CLEAR HEIGHT	±18 FEET
POWER	3-PHASE / TWO DISTRIBUTIONS PANELS - 2K & 4K AMPS
GAS	AVAILABLE
SEWER	CITY OF WALKER
SPRINKLERS	WET PIPES SYSTEM
BUILDING AGE	±25 YEARS
CONSTRUCTION TYPE	CONCRETE BLOCK
FOUNDATION	CONCRETE SLAB W/ CONCRETE FOOTINGS
BUILDING ENTRANCE	AT-GRADE
PAVING	CONCRETE-PAVED
PARKING	±103 SPACES
ACCESS	4 DRIVEWAYS (2 ON WALKER SOUTH RD. & 2 ON PENDARVIS LN.)
ROOF TYPE	LIGHT-WEIGHT METAL DECK W/ IMPERMEABLE MEMBRANE
HVAC	90 tons (1 RTU)
RESTROOMS	MEN & WOMEN (4 STALLS EACH)



KEY HIGHLIGHTS

- FREE STANDING BUILDING
- MULTIPLE ACCESS POINTS (2 TRAFFIC SIGNALS)
- FULL CIRCULATION OF BUILDING
- LESS THAN 1/4 MILE FROM I-12
- 18 MILES TO BATON ROUGE / 30 MILES TO HAMMOND
- TRACTOR SUPPLY UNDER CONSTRUCTION ADJACENT
- NEW QSR PROPOSED ON FRONT OUTPARCEL
- ADDITIONAL LOADING DOCKS CAN BE ADDED
- BUILDING CAN BE SUBDIVIDED
- FULLY CONDITIONED WAREHOUSE SPACE



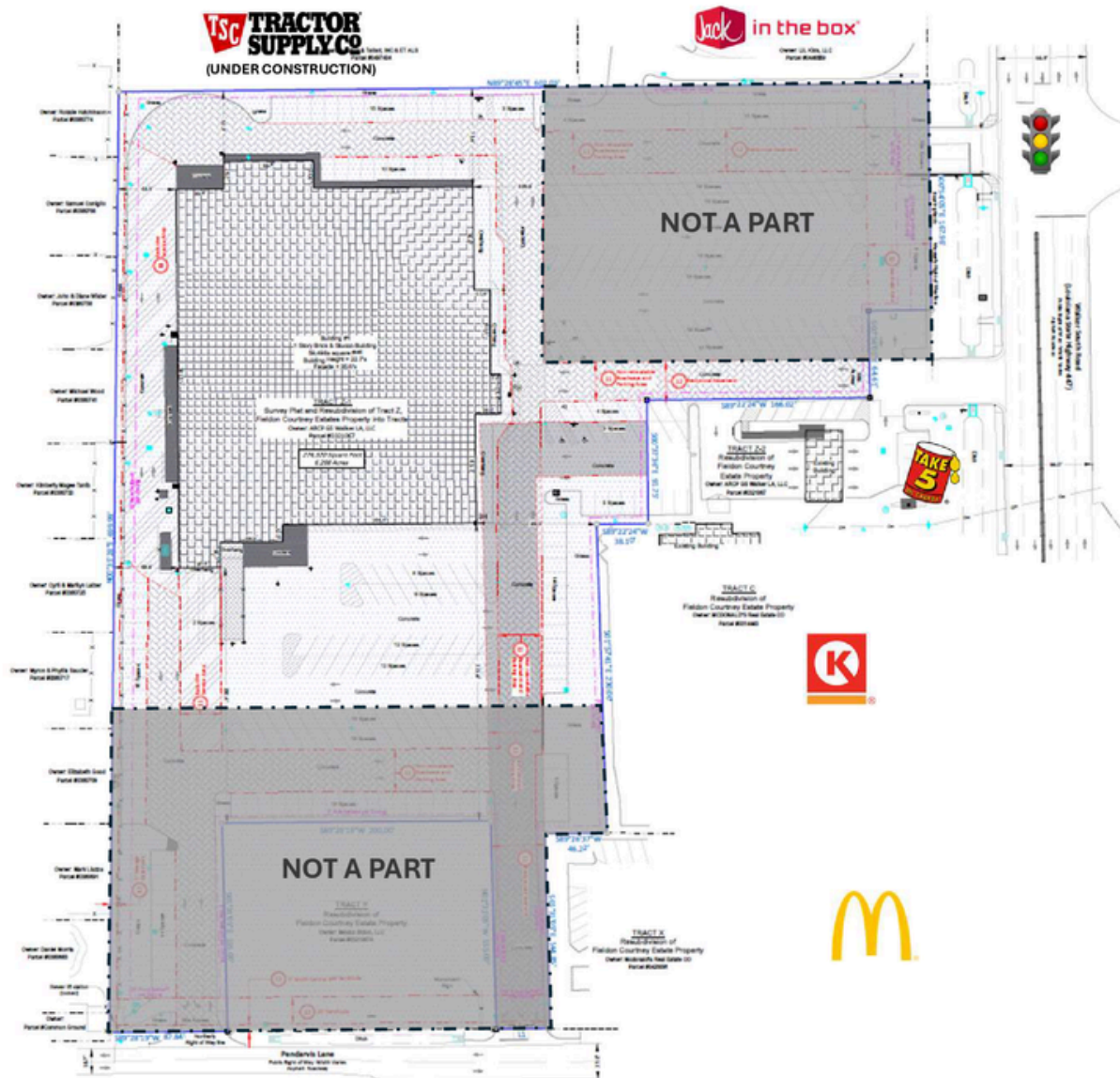
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Site Plan

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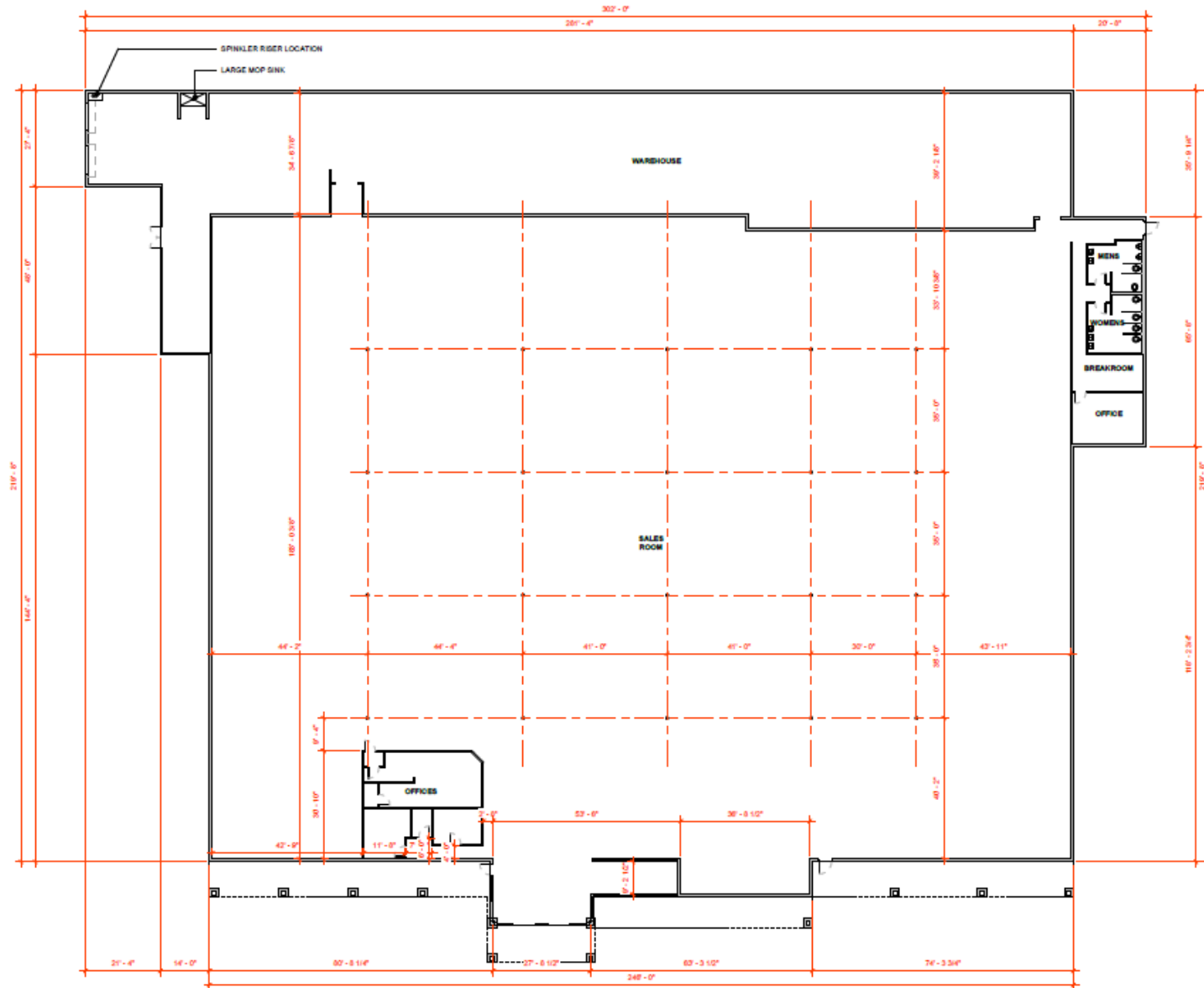
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Floor Plan

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Interior Photos

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Exterior Photos

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Aerial Photos

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Map

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