

# 24,000 SF WAREHOUSE/OFFICE On 3 ACRES

## 3 Industrial Pkwy, Ponchatoula, LA 70454

Listing ID: 30349901  
 Status: Active  
 Property Type: Industrial For Sale  
 Industrial Type: Free-Standing, Light Industrial  
 Size: 24,000 SF  
 Sale Price: \$1,350,000  
 Unit Price: \$56.25 PSF  
 Sale Terms: Cash to Seller



### Overview/Comments

GREAT LOCATION! MINUTES to I-55 & I-12.

24,000 Sq Ft Building Includes:

WAREHOUSE AREA; 21,300 sq ft, Insulated, Two 14ft x 20ft Electrical Overhead Doors. Warehouse has Led lighting.

OFFICE AREA: 2700 sq.ft., Central Heat & Air, Offices, Reception/Conference Room, Kitchen/Breakroom.

Owner/Agent Bob Brooks (225) 938-0251

### More Information Online

<http://www.lacdb.com//listing/30349901>

### QR Code

Scan this image with your mobile device:



### General Information

Tax ID/APN:	OPON000001041	Gross Building Area:	24,000 SF
Industrial Type:	Free-Standing, Light Industrial, Warehouse/ Distribution	Building/Unit Size (RSF):	24,000 SF
Zoning:	LIGHT INDUSTRIAL	Usable Size (USF):	24,000 SF
Property Use Type:	Vacant/Owner-User	Land Area:	3 Acres
		Sale Terms:	Cash to Seller

### Building Related

Tenancy:	Single Tenant	Loading Docks:	0
Total Number of Buildings:	1	Passenger Elevators:	0
Number of Stories:	1	Freight Elevators:	0
Property Condition:	Good	Sprinklers:	None
Year Renovated:	2016	Volts:	430
Construction/Siding:	Metal Siding	X-Phase:	3
Parking Type:	Surface	Lighting:	Other
Parking Description:	10,000 sq ft concrete drive/parking area plus stabilized yard space.	Internet Access:	Cable
Loading Doors:	0	Interior Description:	Central heat & air in office space.

### Land Related

Water Service: Municipal  
 Sewer Type: Municipal  
 Legal Description: Section 45, T7S, R8E

### Location

Address:	3 Industrial Pkwy, Ponchatoula, LA 70454	MSA:	Hammond
County:	Tangipahoa	Submarket:	84



**Property Images**



pics phone 026



pics phone 019



pics phone 031



Interior Warehouse 2



pics phone 021



Reception Room



Reception Room



Kitchen/Breakroom



Kitchen/Breakroom

## Property Contacts

---

### **Bob Brooks**

Bob Brooks & Associates

[bob@bobbrooksschool.com](mailto:bob@bobbrooksschool.com)