

WAREHOUSE BUILDING

405 McNabb St.
Lake Charles, LA 70615

FOR LEASE

18,000 Sq Ft

\$11,975/month | Located on Hwy 90 | Convenient to both I-10 and I-210



For More Information Please Contact:
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337.310.8000
114 W Clarence St. | Lake Charles, LA 70601

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FEATURES

Excellent warehouse building for lease. Building was originally built as document storage and therefore has excellent insulation and climate control. Building has three truck dock doors - 1 of them has a truck well for grade level unloading while other two are dock high doors. Interior build of office space has three offices that overlook the warehouse floor with two bathrooms, break room and additional storage. Warehouse features 18-24' eaves. Additional 1 acre of land attached to and north of building for lease at additional cost.





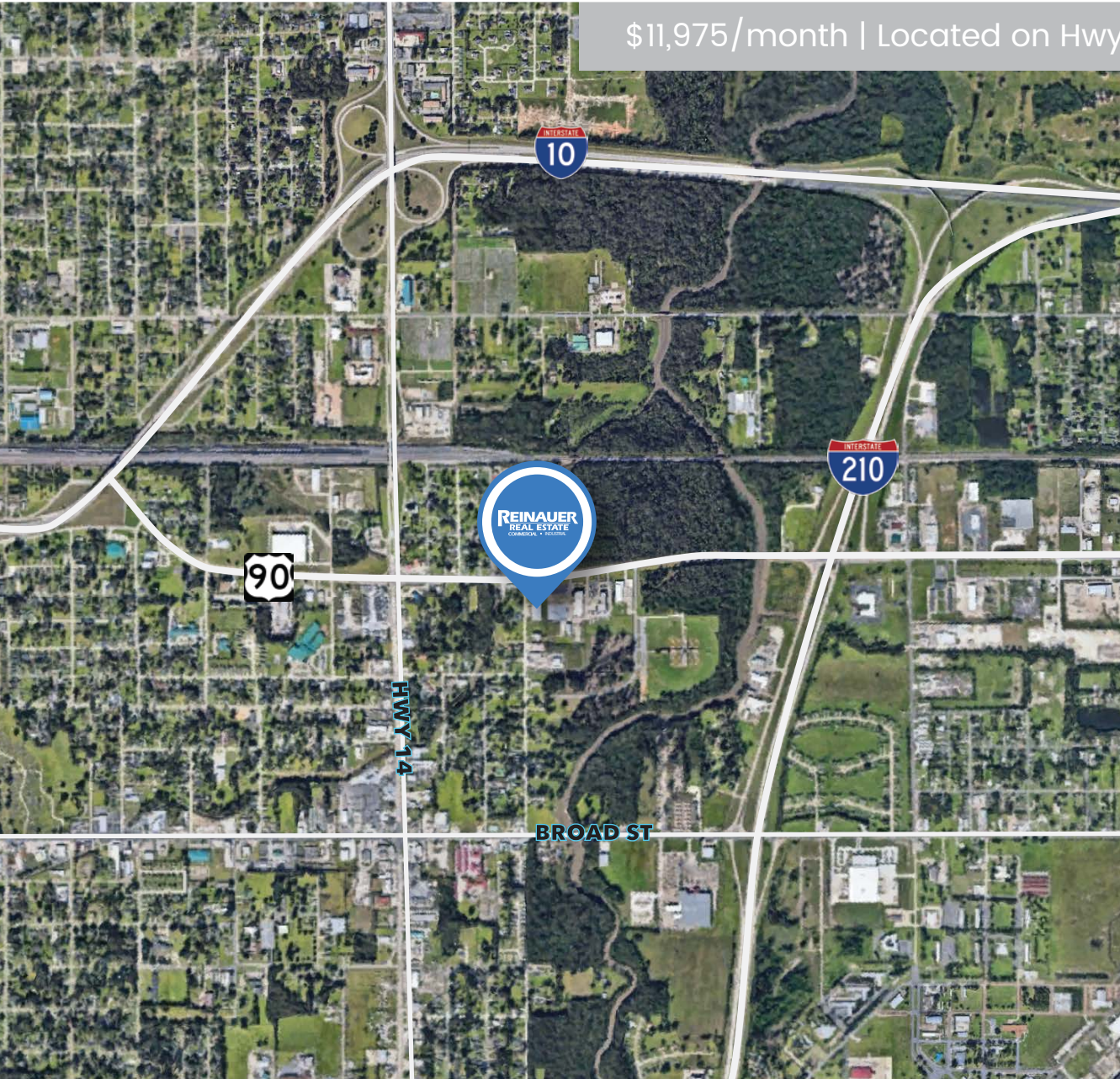
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The site is located along Highway 90 and is just minutes away from Interstate 10 and Interstate 210, providing easy access from all directions.

HIGHWAYS

Interstate 10 passes through Lake Charles, connecting the city with Houston to the west and New Orleans to the east. Interstate 210 is an interstate highway bypass that loops through the southern portion of the city. Other major highways include U.S. Highway 90, which runs parallel with Interstate 10, and U.S. Highway 171, which connects the city to the north with Moss Bluff, DeRidder, and Shreveport.

AIRPORTS

Lake Charles is served by two airports. Lake Charles Regional Airport, located south of the city, provides commercial airline service to Houston and Dallas. Chennault International Airport is located just west of the property. While a fully operational airport, it serves as an industrial and maintenance center.

SEAPORTS

The Port of Lake Charles is the thirteenth-busiest seaport in the United States, the fourth-largest liner service seaport in the U.S. Gulf, and a major West Gulf container load center. The City Docks in Lake Charles are the main hub of shipping activity.

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