



±80,000 SF
INDUSTRIAL FOR LEASE/SALE

42548 HAPPYWOODS RD
HAMMOND, LA 70403

CBRE

**HAMMOND
INDUSTRIAL FACILITY**



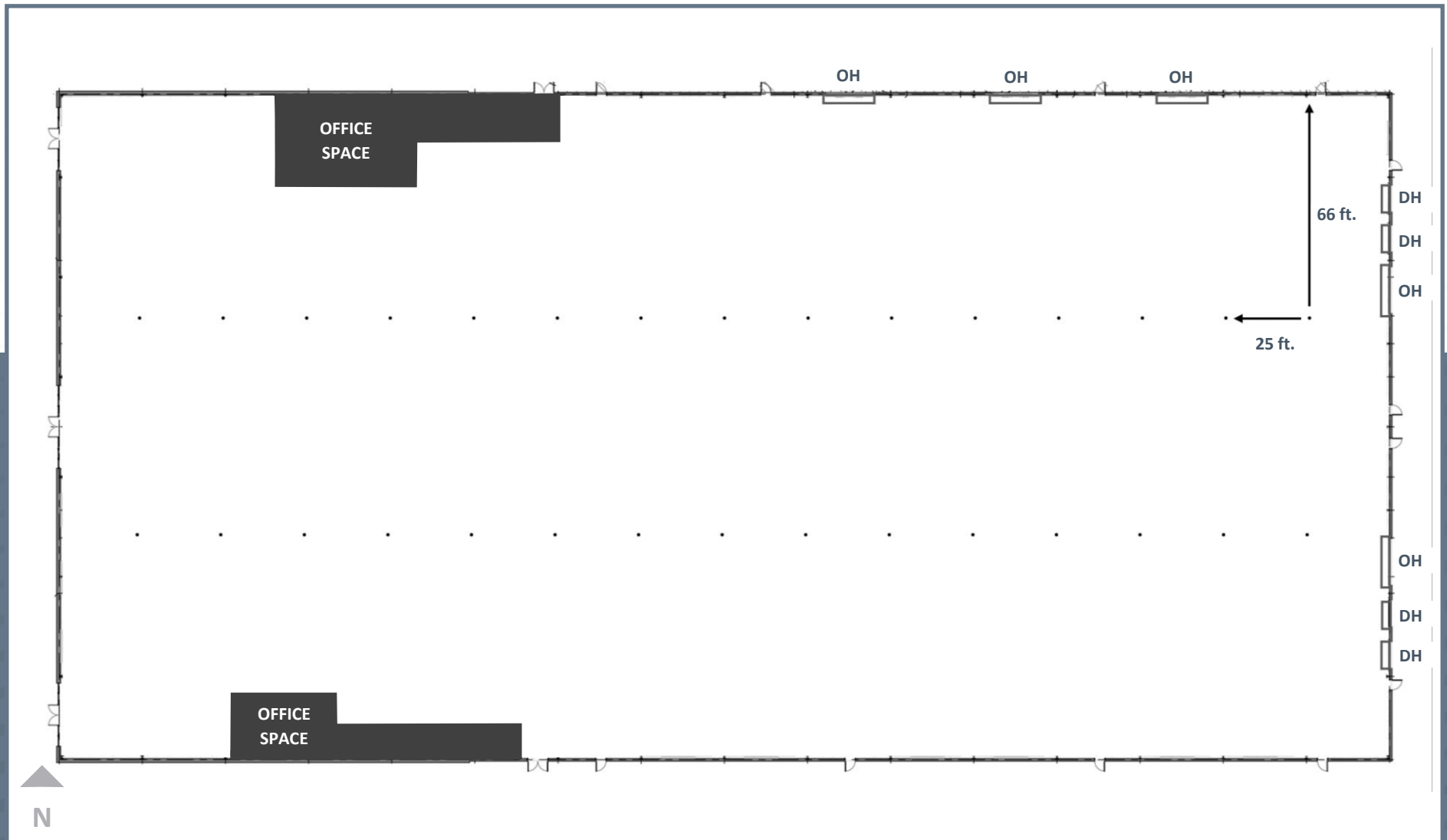
PROPERTY OVERVIEW

Property Highlights

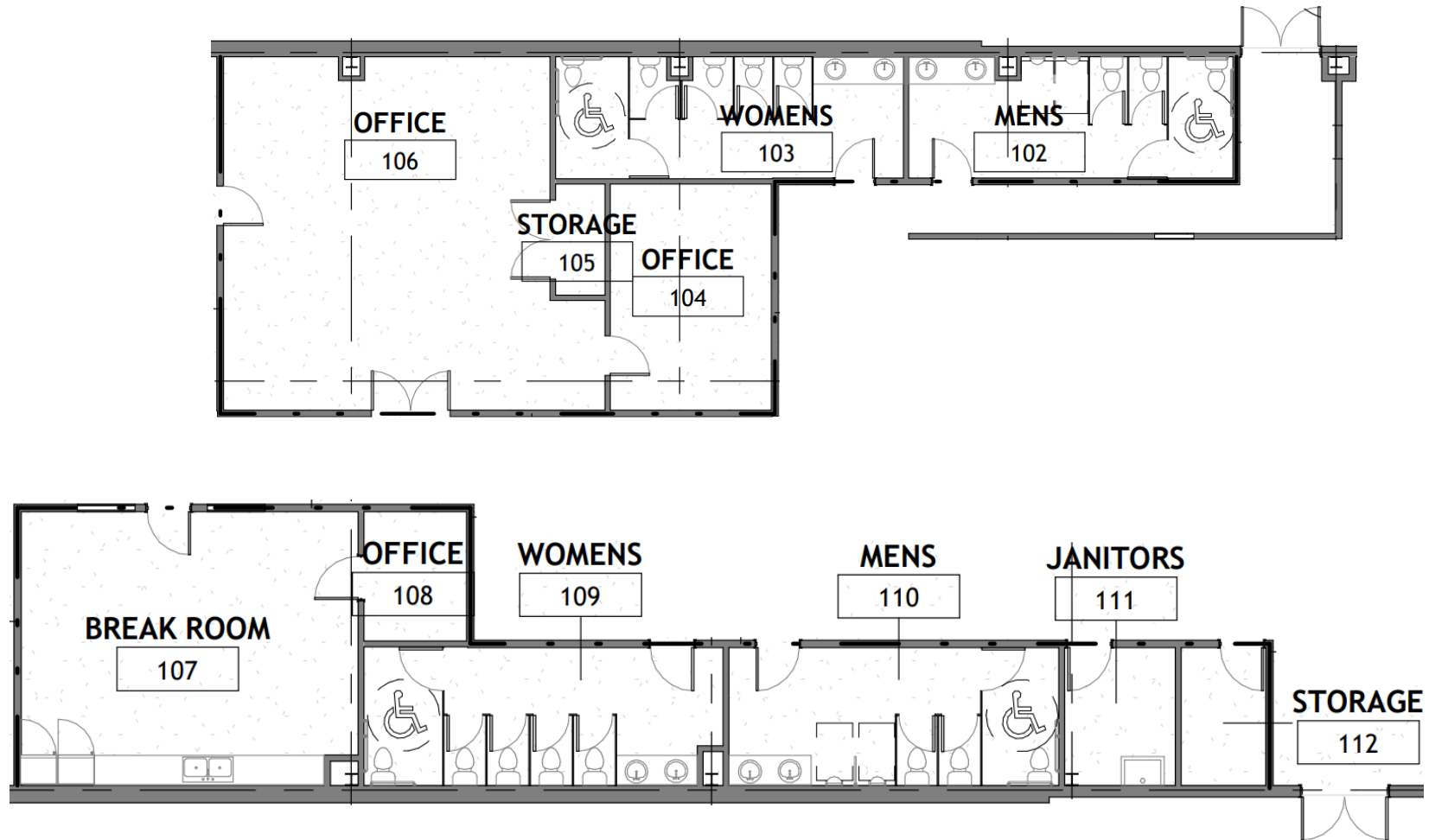
- \pm 80,000 SF Industrial Facility Available for Sale or Lease
- Dock-High & Grade-Level Loading Capabilities
- 20 – 28 ft. Clear Height
- 206kW Nat Gas Standby Generator
- \pm 63 Parking Spaces
- Minimal Office Space with Potential to Buildout as Needed
- Prime Location for Logistics & Distribution Tenant or Owner-User

SQUARE FOOTAGE:	\pm 80,000
LEASE RATE:	\$6.50 PSF
STRUCTURE:	NNN
ASKING PRICE:	\$5,900,000
PRICE PER SF:	\$73.75

FLOOR PLAN



OFFICE PLAN



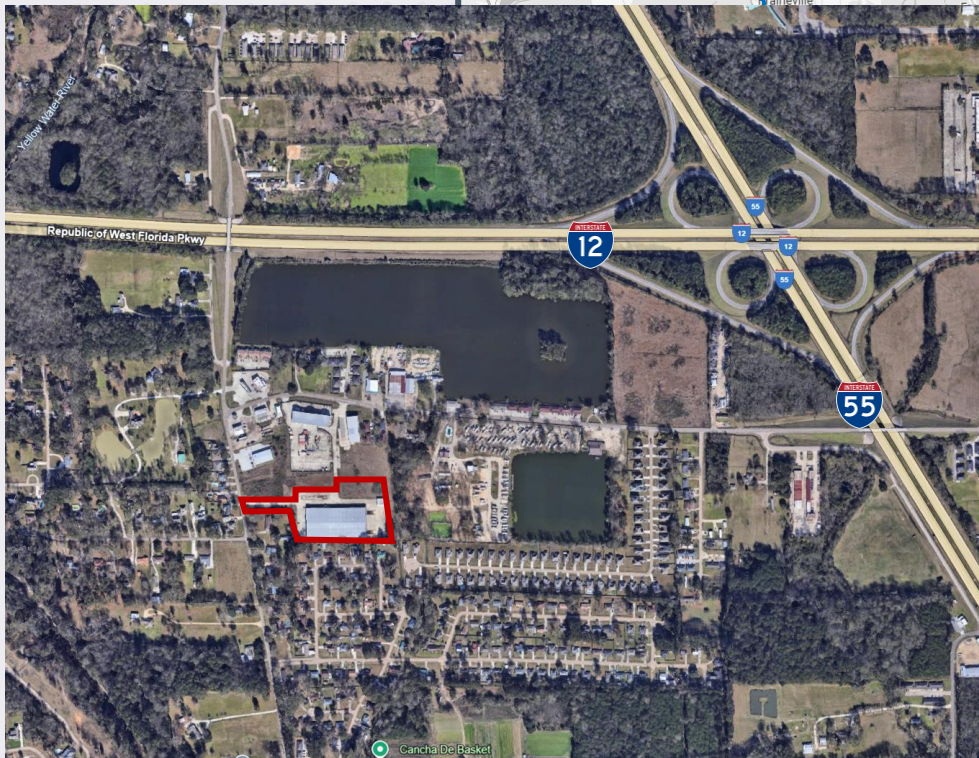
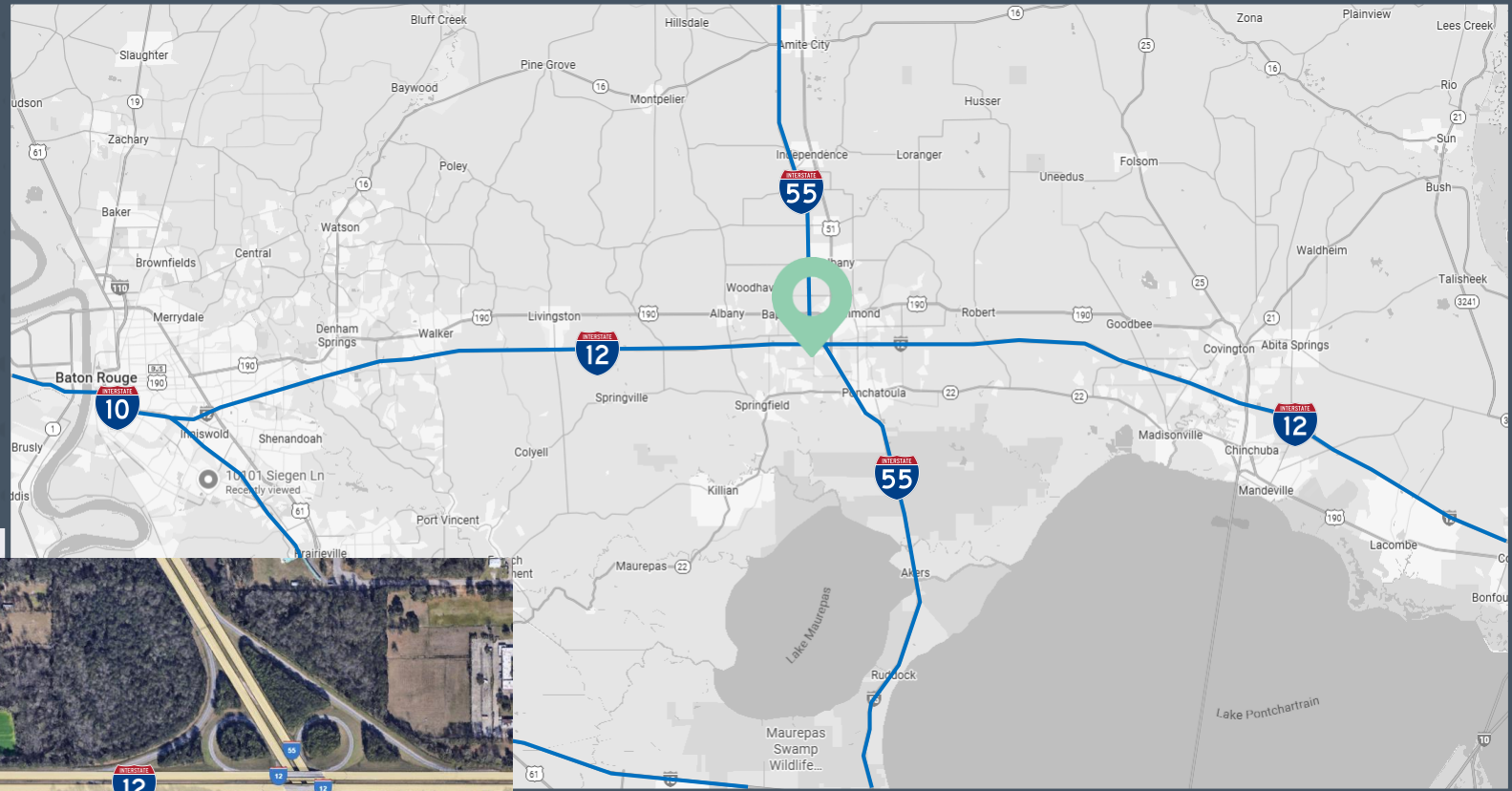
EXTERIOR PHOTOS



INTERIOR PHOTOS



LOCATION MAPS



Unparalleled
Interstate Access

Located in Regional
Distribution Hub

No Zoning Restrictions

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