



±80,000 SF  
INDUSTRIAL FOR LEASE/SALE

42548 HAPPYWOODS RD  
HAMMOND, LA 70403

**CBRE**

HAMMOND  
INDUSTRIAL FACILITY





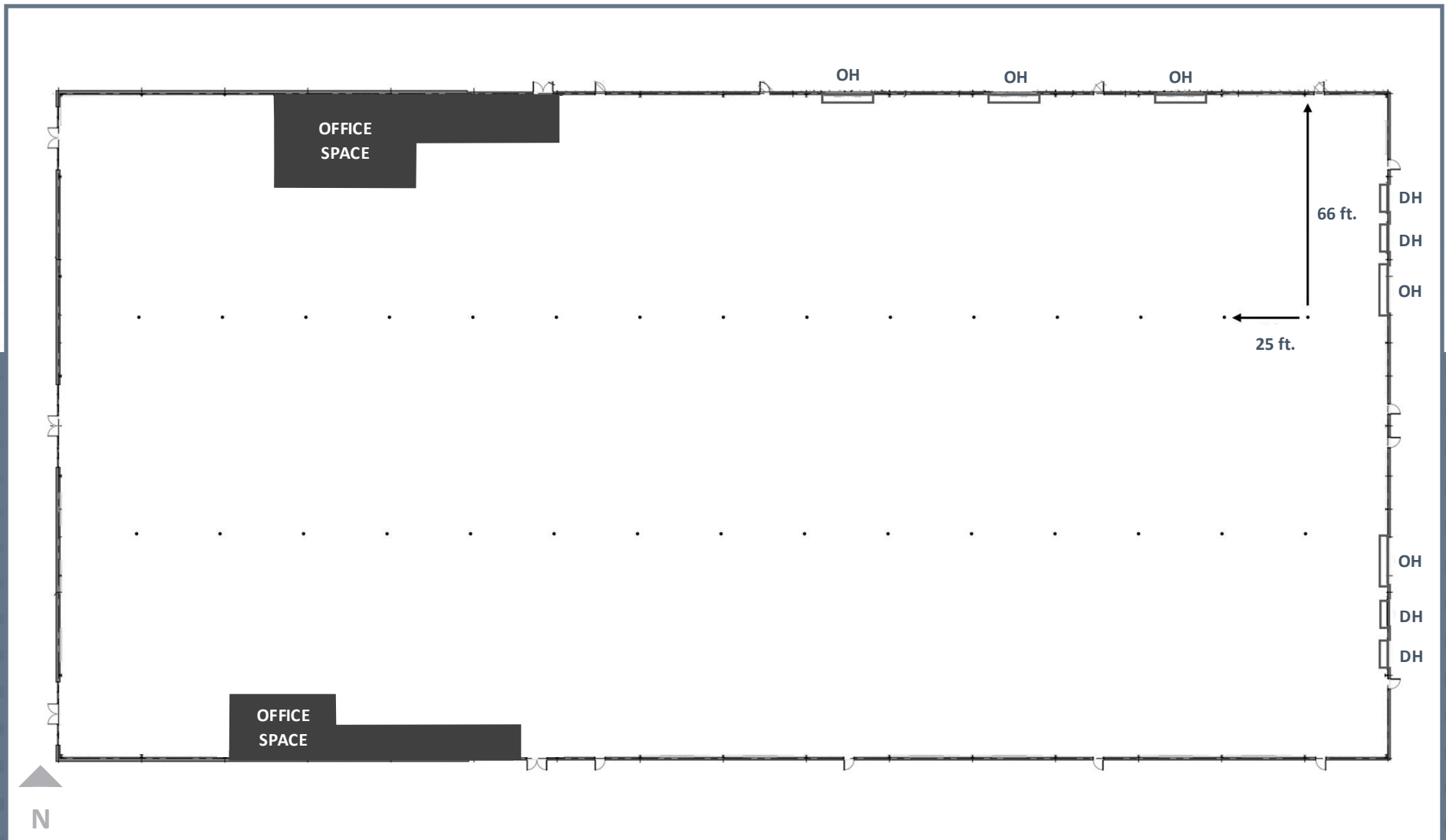
# PROPERTY OVERVIEW

## Property Highlights

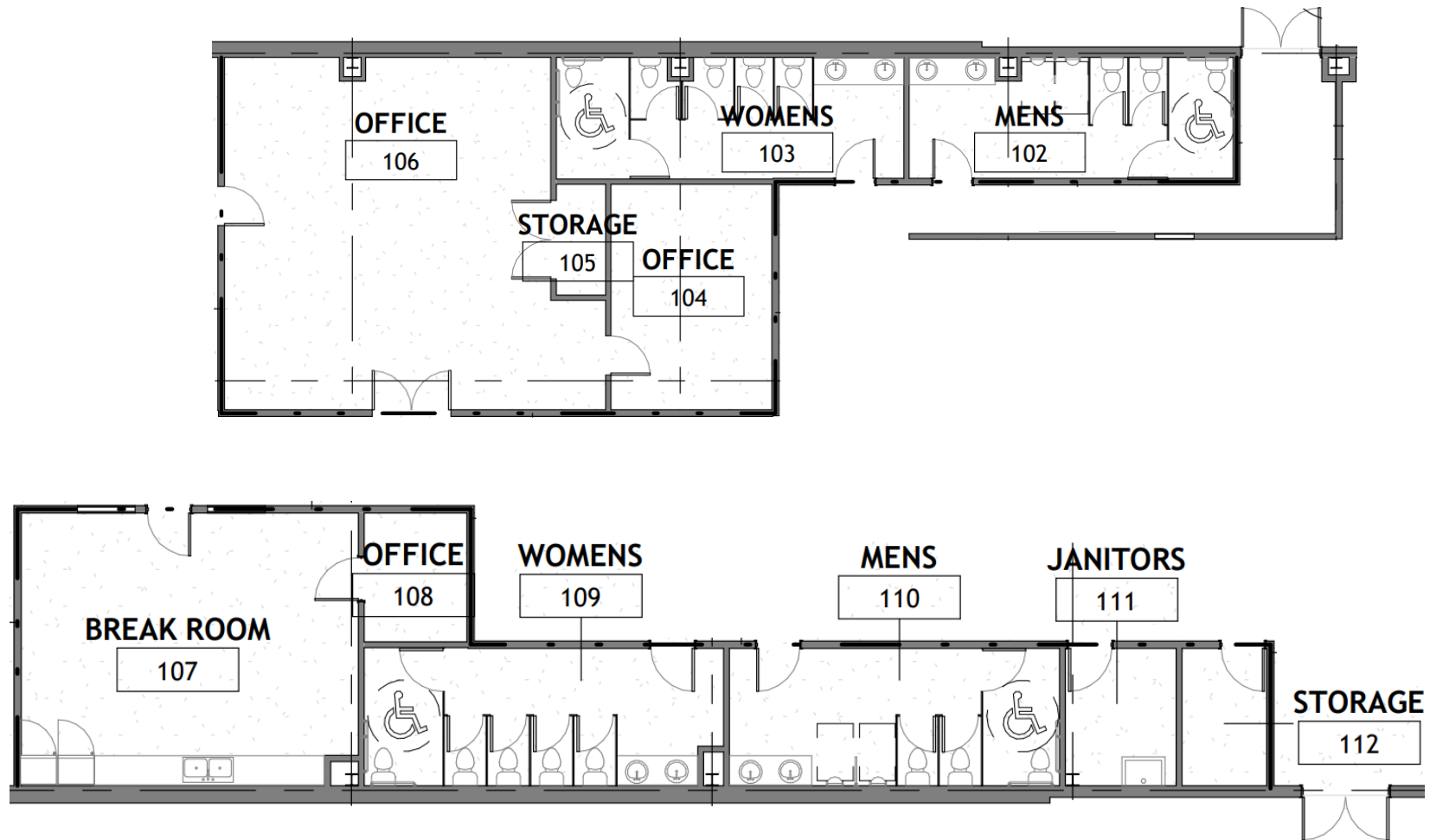
- $\pm$  80,000 SF Industrial Facility Available for Sale or Lease
- Dock-High & Grade-Level Loading Capabilities
- 20 – 28 ft. Clear Height
- 206kW Nat Gas Standby Generator
- $\pm$  63 Parking Spaces
- Minimal Office Space with Potential to Buildout as Needed
- Prime Location for Logistics & Distribution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

SQUARE FOOTAGE:	$\pm$ 80,000
LEASE RATE:	\$6.50 PSF
STRUCTURE:	NNN
SALES PRICE:	UPON INQUIRY

# FLOOR PLAN



# OFFICE PLAN





# EXTERIOR PHOTOS



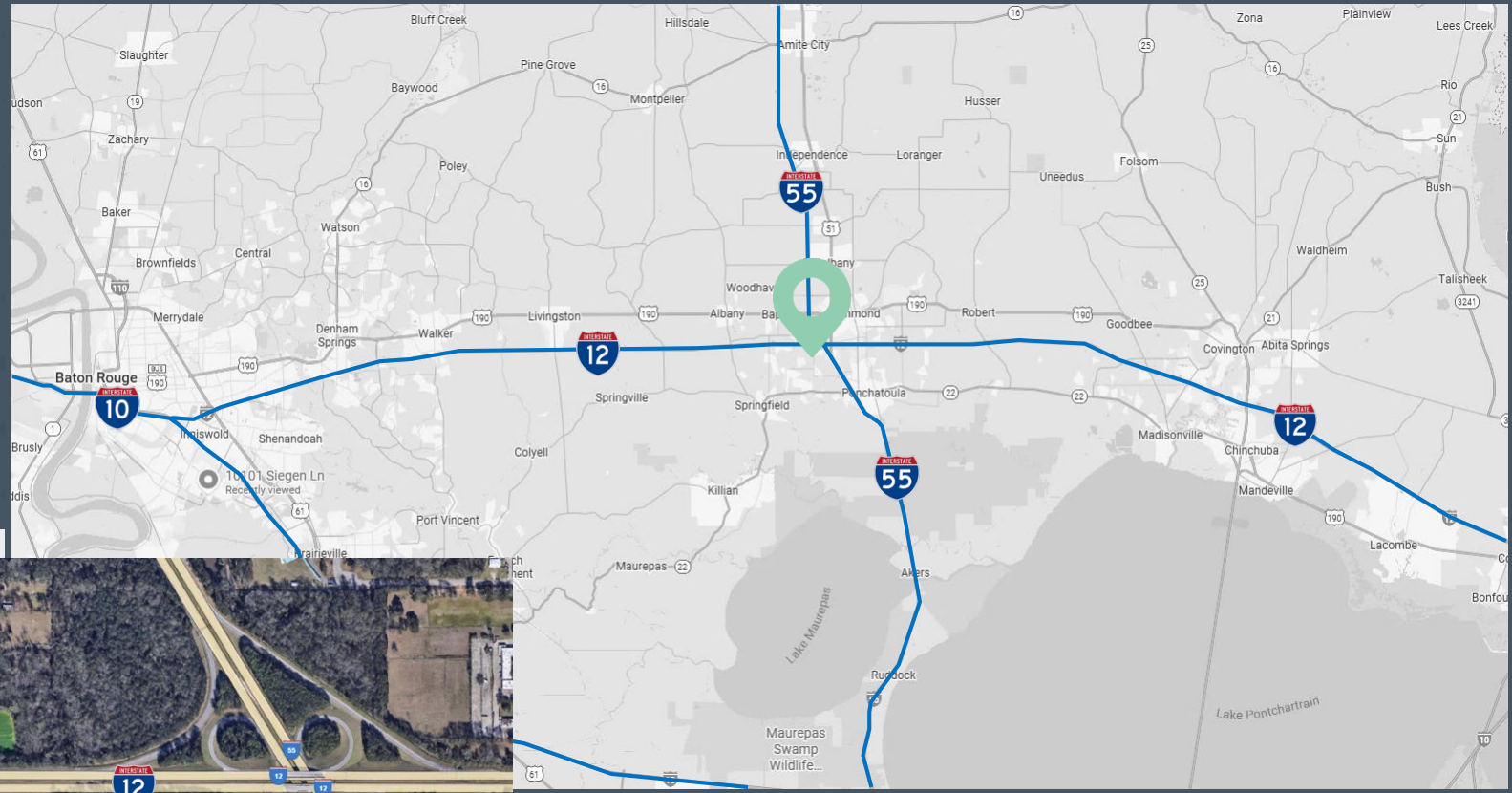


# INTERIOR PHOTOS





# LOCATION MAPS



Unparalleled  
Interstate Access

Located in Regional  
Distribution Hub

No Zoning Restrictions

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