



PRIME OFFICE/WAREHOUSE PROPERTY IN LAKE CHARLES

2925 Industrial Ave
Lake Charles, LA 70615



INVESTMENT SUMMARY

This fully renovated in 48,320 sq. ft. office/warehouse distribution center in Lake Charles offers a great opportunity for investors or owner-users. The 2,112 sq. ft. office features a reception area, four offices, a meeting room, and restrooms. The 46,208 sq. ft. warehouse has 18' ceilings, HVAC, and includes (1) 12'x12' ramp access overhead door, (1) 12'x12' dock height door, and (4) 10'x12' dock height doors. The entire loading area is paved for efficient operations. The property has been totally renovated in 2025, including a new roof, ensuring long-term durability. The property is fully secured with a fence and gate, with a paved parking lot at the northeast corner. Additionally, an extra approximately 0.6 acres of land is included, ideal for a multitude of purposes such as storage or a laydown yard. It is just minutes from Interstate I-210, providing excellent accessibility.



PROPERTY SUMMARY

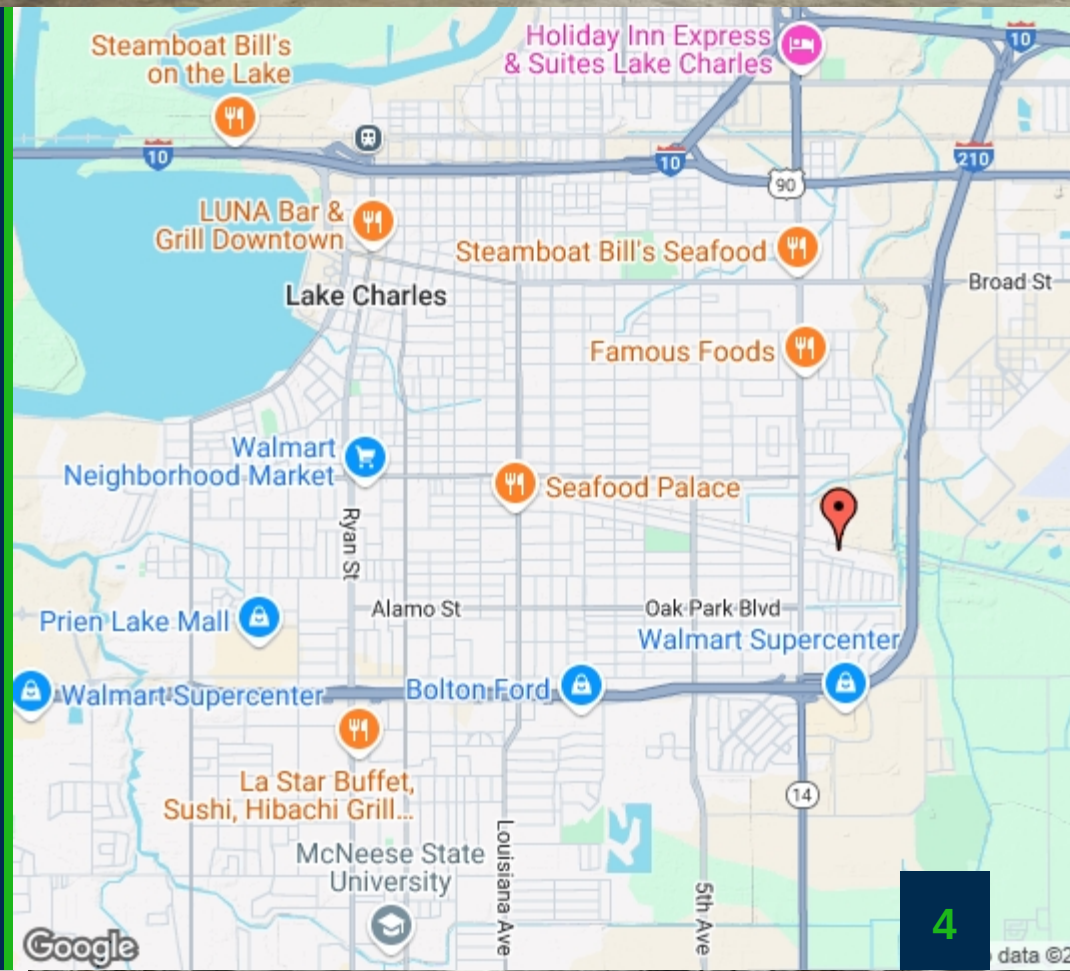
Offering Price	\$4,799,000.00
Building SqFt	48,320 SqFt
Year Built	1966
Lot Size (SF)	121,928.00 SqFt
Parcel ID	00271993 & 00271993B
Zoning Type	Mixed Use
County	Calcasieu
Frontage	480.00 Ft
Coordinates	30.2265949, -93.2173758
Year Renovated	2025





INVESTMENT HIGHLIGHTS

- Just minutes from Interstate I-210 , offering excellent access and visibility.
- Fully Renovated with 46,208 sq. ft. of warehouse space and 2,112 sq. ft. of office space.
- Multiple overhead doors, including (1) 12'x12' ramp access door and (5) dock height doors, with a paved loading area.
- Ideal for industrial, warehouse, or office users.
- Fully fenced and gated site for added security.
- Close proximity to I-10





LOCATION HIGHLIGHTS

- Just minutes from Interstate I-210 & I-10, providing excellent connectivity to major highways and regional markets.
- Close to retail centers, restaurants, and business services, enhancing convenience for employees and visitors.
- Located in a highly desirable industrial and commercial area of Lake Charles, benefiting from local economic growth and development.
- Positioned near the Port of Lake Charles, offering great potential for logistics and shipping operations.
- Situated in a city with a strong and diversified economy, with opportunities in manufacturing, energy, and distribution.
- A well-established commercial area with growing demand for office and industrial space.





CITY OF LAKE CHARLES

COUNTY	CALCASIEU
INCORPORATED	3/15/1867

AREA

CITY	48.6 SQ MI
LAND	45.7 SQ MI
WATER	2.9 SQ MI
ELEVATION	15 FT

POPULATION

POPULATION	84,872
ESTIMATE (2023)	79633{{CITE
DENSITY	AUTO SQ MI
URBAN	162,501



ABOUT LAKE CHARLES

Lake Charles is the fifth-most populous city in the U.S. state of Louisiana, and the parish seat of Calcasieu Parish, located on Lake Charles, Prien Lake, and the Calcasieu River. Founded in 1861 in Calcasieu Parish, it is a major industrial, cultural, and educational center in the southwest region of the state. As of the 2020 U.S. census, Lake Charles's population was 84,872.







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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE FLAVIN REALTY INC ADVISOR FOR MORE DETAILS.

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