

FOR LEASE**2660 American Way, Port Allen, LA 70767**

4.8 Acres, Zoned I-1 • Fully fenced, mostly paved or stabilized • Flood Zone X • 4 Bldgs Totaling 27,236 SF • \$18,500 / month NNN

BUILDING 4:

- 21,782 SF Warehouse
- 4 OH Doors 16'x16'
- covered truck well
- 3-phase 277/480v power
- drive on truck scale
- small office / control room
- 9,856 SF of covered storage area

BUILDING 3:

1,230 SF Warehouse Building

BUILDING 2:

1,224 SF Office/
Storage Building

BUILDING 1:

3,000 SF Office Building

<https://lacdb.resimplifi.com/listings/f6cf3820-light-industrial-minicampus-available-for-lease>

All information herein is believed to be accurate, but is not warranted, and no liability for errors or omissions is assumed by either the property owner or Site and Strategy Commercial Real Estate, LLC and/or its agents and employees. Prices as stated herein and property availability is subject to change and/or sale or lease without prior notice, and all sizes and dimensions are subject to correction. Broker of Record, Robert A. McCall, Site and Strategy Commercial Real Estate, LLC; Licensed by the Louisiana Real Estate Commission



**SITE +
STRATEGY**

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