

**LAND FOR LEASE**  
**284 WAGON WHEEL RD**

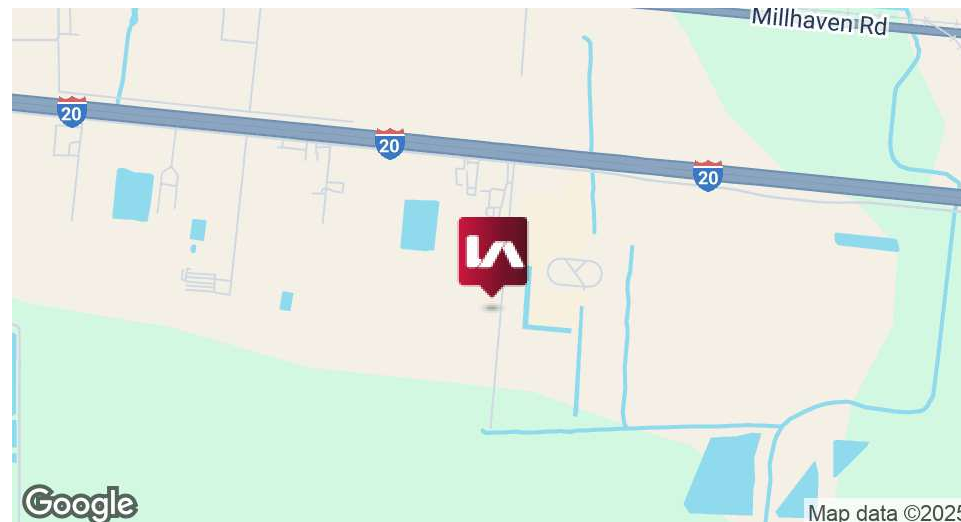
Monroe, LA 71202



# LAND FOR LEASE

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Monroe, LA 71202



### OFFERING SUMMARY

Lease Rate:	\$0.55 SF/yr (NNN)
Lease Term:	5 Year
Available SF:	256,568 SF
Lot Size:	256,568 SF

### PROPERTY OVERVIEW

Located at 284 Wagon Wheel Rd, this site will offer one of the only fully functional laydown yards within a 100-mile radius, strategically positioned just under 25 miles from the Meta Data Center development at Holly Ridge. Strategically positioned with immediate frontage-road access, the property offers direct entry to I-20 east/west via the Millhaven exit—providing a highly efficient commercial route to the Meta site. Access from Wagon Wheel Rd to the I-20 frontage road is seamless, ensuring unobstructed logistics flow without traffic congestion. Transit time from the site to the data center gate is under 30 minutes, making it ideal for time-sensitive operations.

### PROPERTY HIGHLIGHTS

- Turn-key laydown being fully rehabilitated
- Secure road frontage enhances controlled access and safety.
- Property improvements include new fencing, gated entrance, and future-ready lighting/security.
- Ideal for contractors, logistics firms, and energy-sector users supporting Meta's exponential construction

### CONTACT

**Tom McGee**

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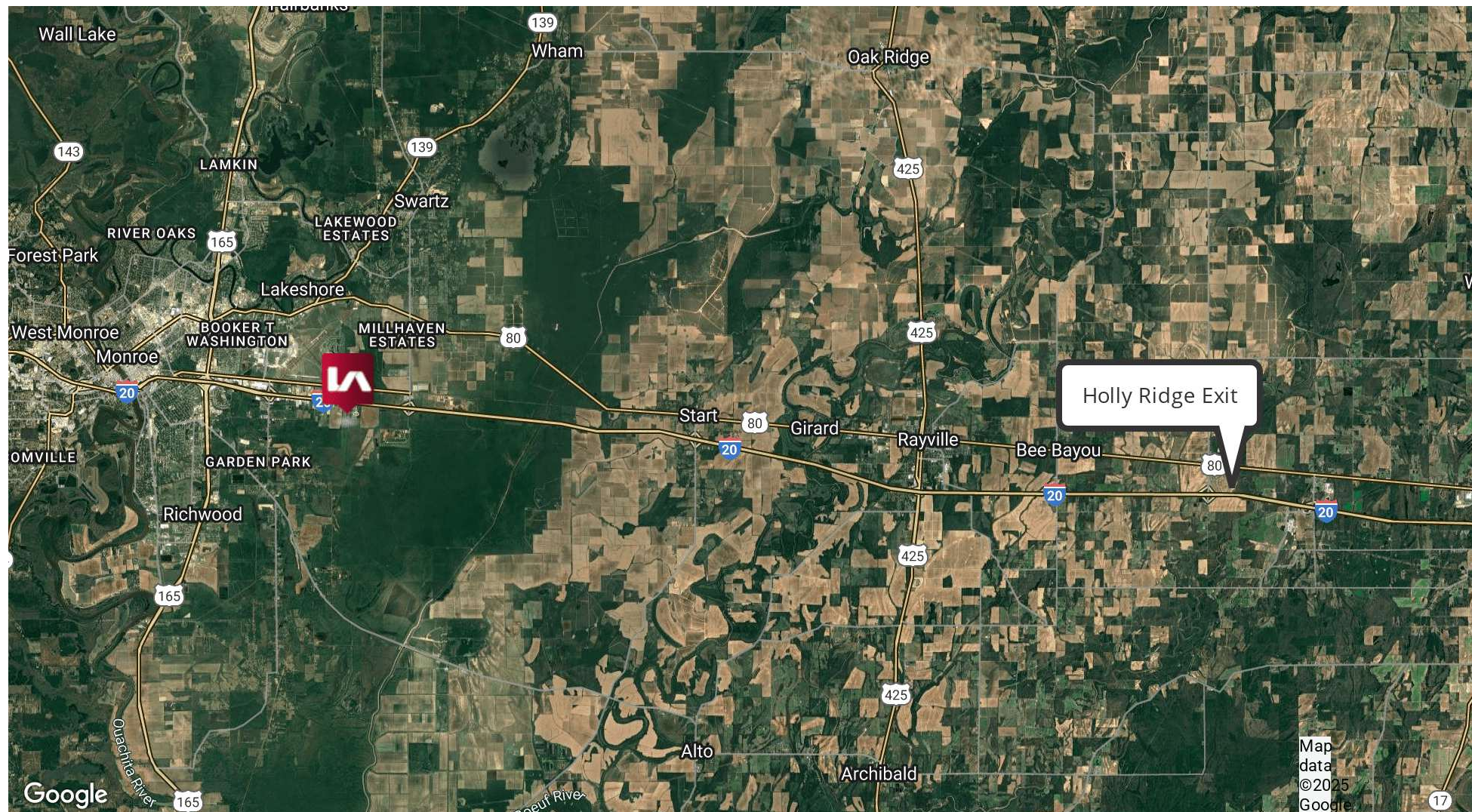
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 **LEE &  
ASSOCIATES**

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