

## FOR SALE OR LEASE

### PROPERTY OVERVIEW

Available for lease is this versatile industrial property at 2103 US 190 in Hammond, Louisiana. This expansive facility features 18,656 square feet of rentable showroom and warehouse space, including 1,600 square feet of newly constructed office space, making it perfect for showroom and warehouse use. It is outfitted with new (2020) 15- and 25-ton package HVAC units for optimal climate control.

The property boasts a spacious front showroom with easy access through a grade-level door. The building includes five grade-level doors and one truck well with a new door, enhancing logistics and distribution capabilities.

Safety is paramount, featuring a modern ESFR sprinkler system installed in 2020. Additional features include new lighting throughout, an alarm system for security, and a fenced-in paved yard that provides ample outdoor space for storage and operations. There is also newly installed (2020) LED lighting all throughout the showroom and warehouse adding to this properties amenity package.

Don't miss this chance to secure a prime industrial space in a thriving area. Contact us today for lease terms and to schedule a viewing!

### PROPERTY DETAILS

- Building Size: 18,900 SF
- Rentable Size: 18,656 SF
- Lot Size: 1.35 Acres
- Office: ±1,600 SF
- Show Room: ±2,500 SF
- Warehouse: ±15,000 SF
- Lot Frontage: ± 155 FT
- Lot Depth: ±395 FT
- Fenced Yard Space: ± 10,000 SF Paved
- 5 Grade level Doors
- 1 Truck Dock
- Flood Zone: X

### SALE DETAILS

- Price: \$2,000,000

### LEASE DETAILS

- Rentable Area: 18,656 SF
- Price: \$7.75 PSF
- Type: NNN

### SHOWROOM FEATURES

- LED Lighting
- ESFR System
- Climate Controlled
- Open Span
- WH Clear Height: +/- 13.62'
- Showroom Clear: Height - +/- 10'



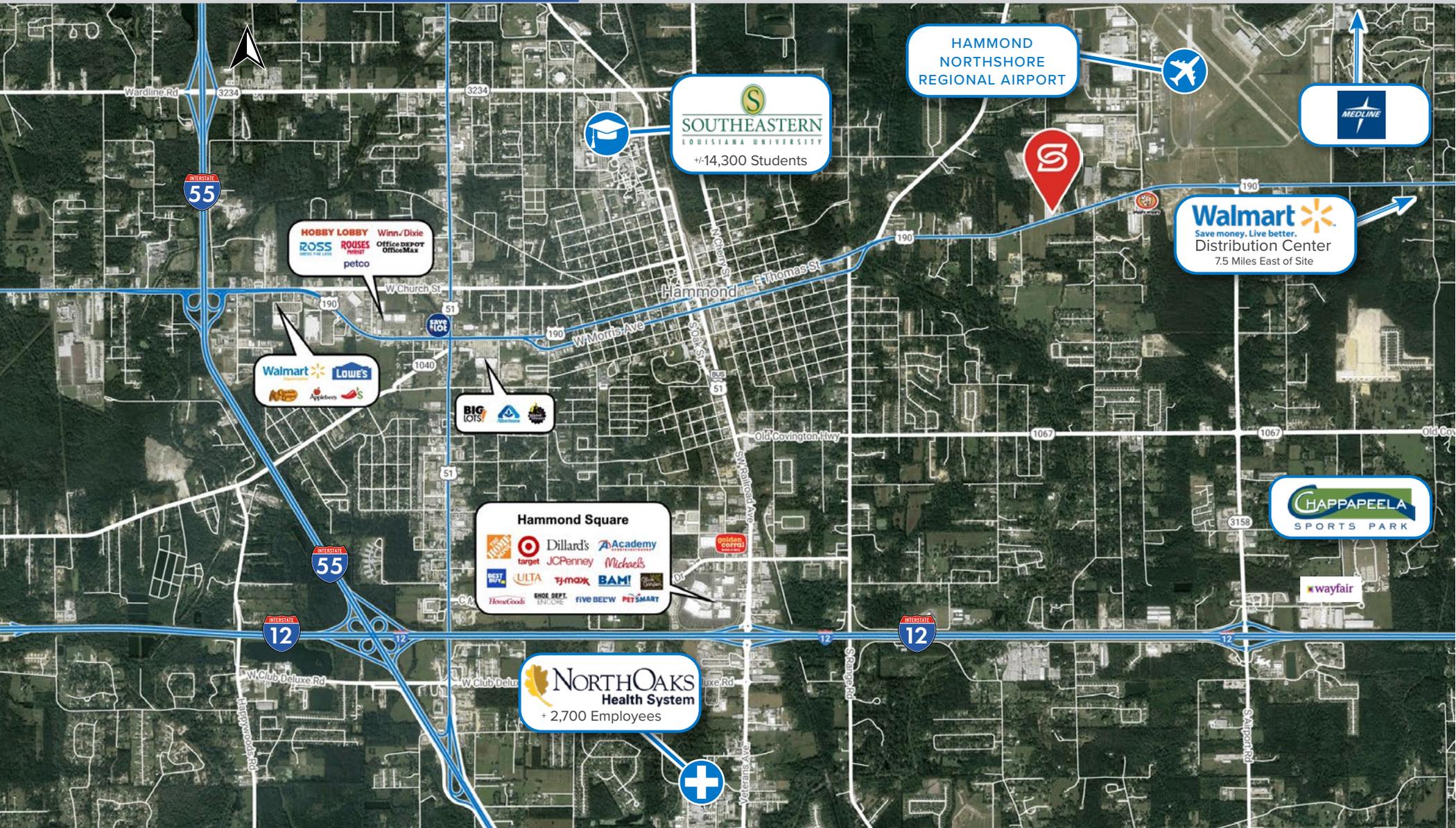
OVERVIEW

AERIAL

FLOOR PLAN

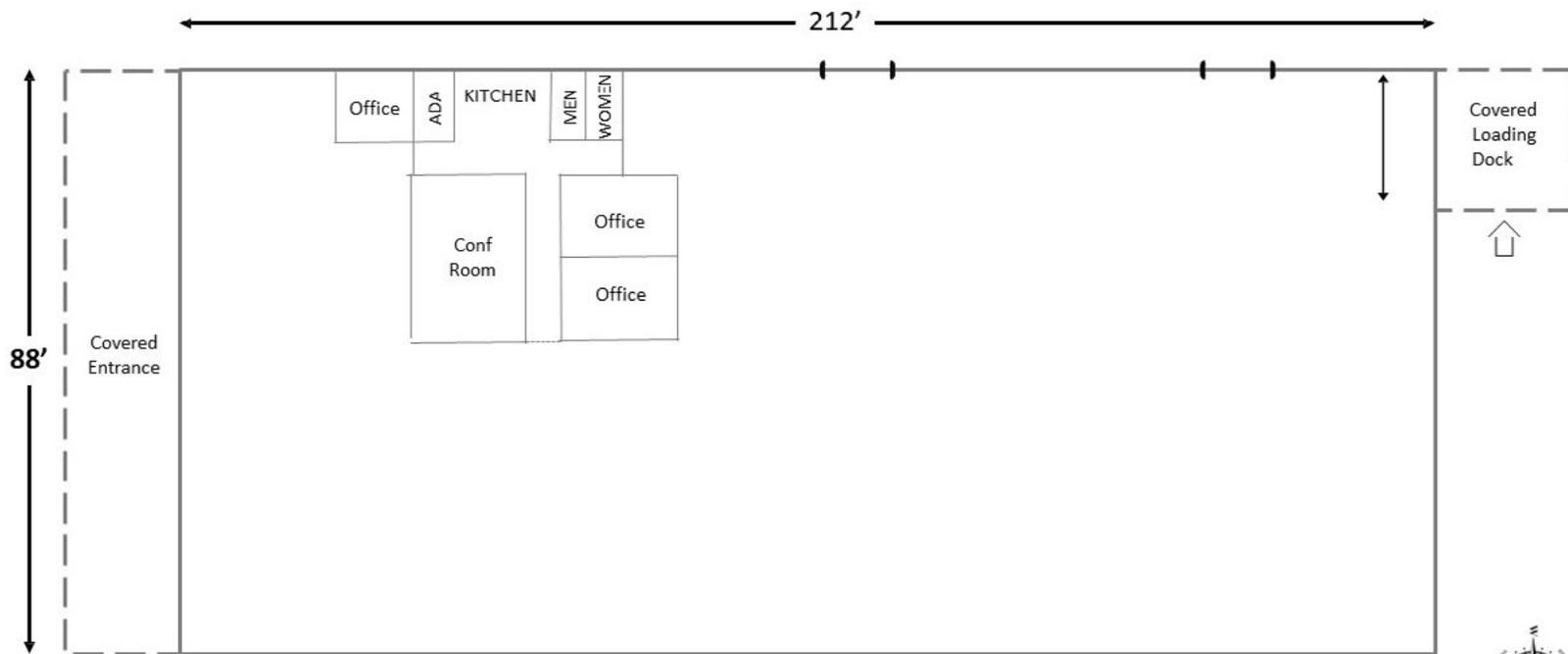
PHOTOS

DEMOGRAPHICS



### 2103 HIGHWAY 190 EAST

+/- 18,656 Total Rentable SF



\*All measurements are approximate.

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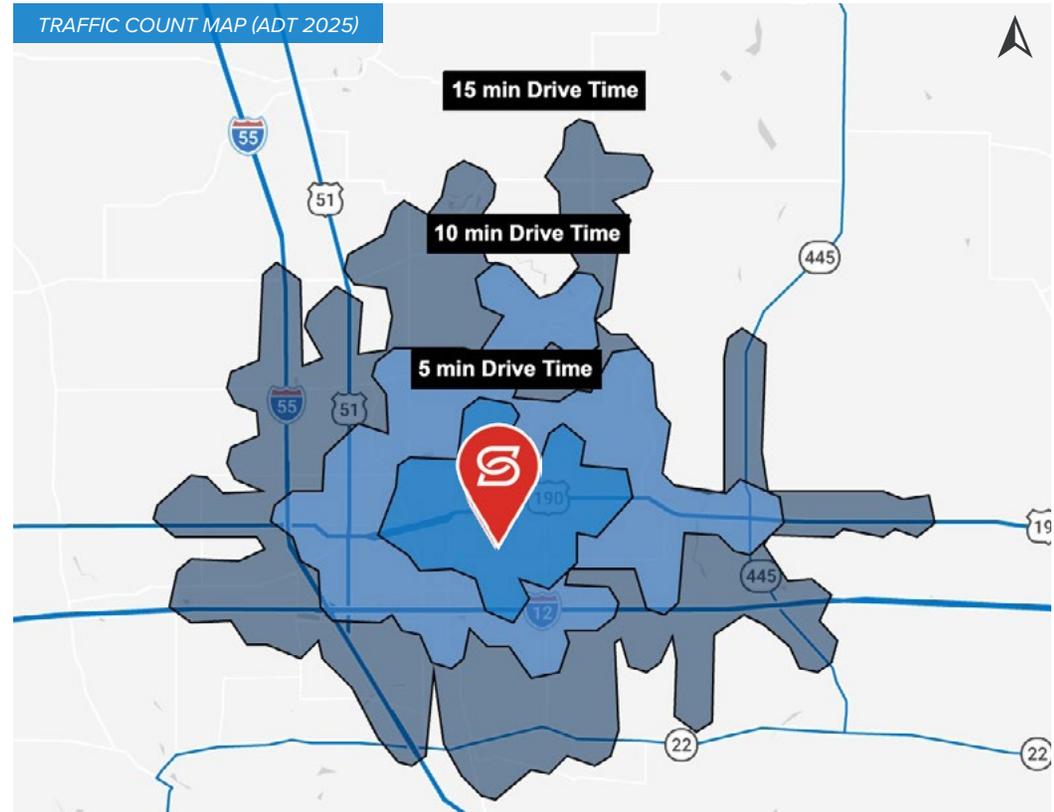
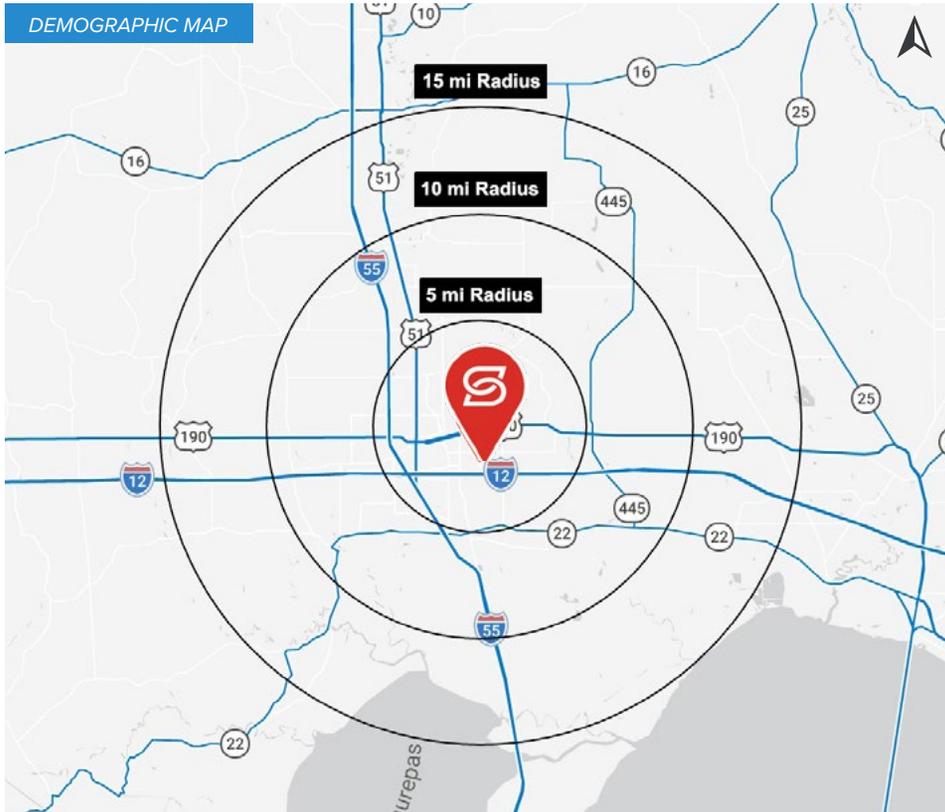
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### 2025 DEMOGRAPHICS

