



AVAILABLE FOR LEASE

Office / Warehouse Space

3318 Kingham Rd, Lake Charles, LA 70601

Presented By:

Joel Davidson, CCIM

Commercial Sales & Leasing

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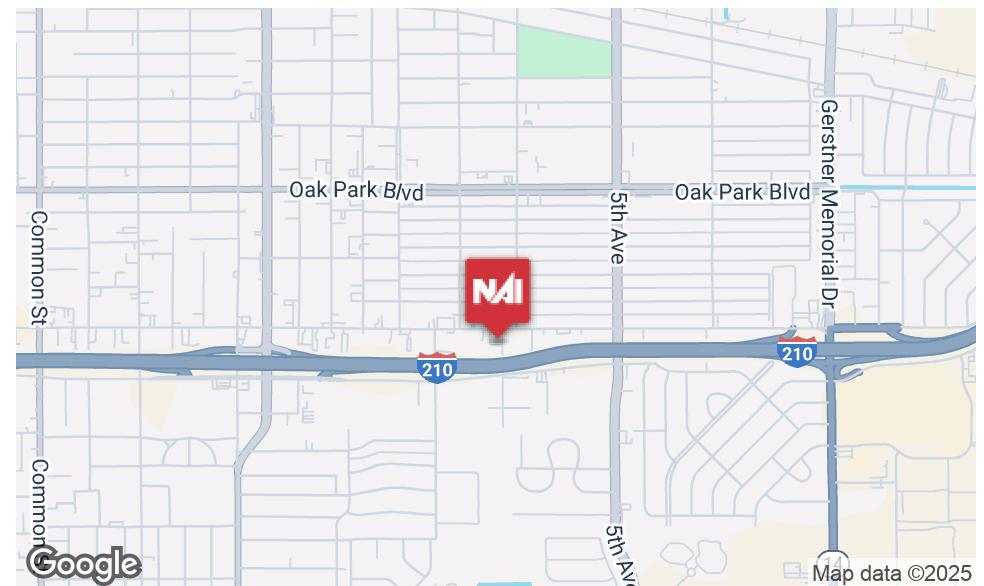
PROPERTY DESCRIPTION

Warehouse/shop 1800 square feet, plus 700 square feet of offices/retail/showroom space! Fantastic central Lake Charles location, just a few feet off of E Prien Lake Road, one of the most travelled east/west corridors in Lake Charles. This property features an 1800 square foot warehouse, plus an additional 700 square feet of reception area/office space and an ADA restroom. The warehouse/shop includes a roll-up overhead door. The office and reception area were recently freshened up with new flooring and fresh paint. Parking for up to 12 vehicles. This is a modified gross lease - no CAM or NNN.

PROPERTY HIGHLIGHTS

- ±2,500 SF office/warehouse space available
- Building features ±700 SF of office space and ±1,800 SF warehouse space
- Warehouse features one overhead door
- Located on Kingham Road, just off of East Prien Lake Road
- Tenant responsible for utilities

ADDRESS	LEASE RATE	SPACE SIZE
3318 Kingham Road	\$2,250 per month	2,500 SF



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For More Information:

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