



FOR LEASE

OFFICE WAREHOUSE

18230 SWAMP RD., PRAIRIEVILLE, LA 70769



PROPERTY OVERVIEW

- Office-Warehouse
- 17,201+/- square feet
- 11,564 sf warehouse
- 5,637 sf office area
- 1 acre stabilized yard
- 16 foot eave height
- Drive thru bays
- 3 Overhead loading doors
- Electrical: 3 phase 400 amp service
- Renovated 2021
- Utilities: Gas, Water, Electricity
- Private Sewer

DERBES FALGOUST COMMERCIAL REAL ESTATE

10455 Jefferson Hwy, Suite 210
Baton Rouge, LA USA 70809
225.778.5858

OFFERING SUMMARY

Space Available: 17,201 SF

Lease Rate: \$12,500.00 per month, NNN

Zoning: NB - Most Light Industrial Uses

AREA DESCRIPTION

Located near the intersection at Perkins

Short distance to Petro-Chemical Plants

Located in Ascension Parish

SCOT GUIDRY, CCIM

SCOT@DFCRE.COM
225-405-9400



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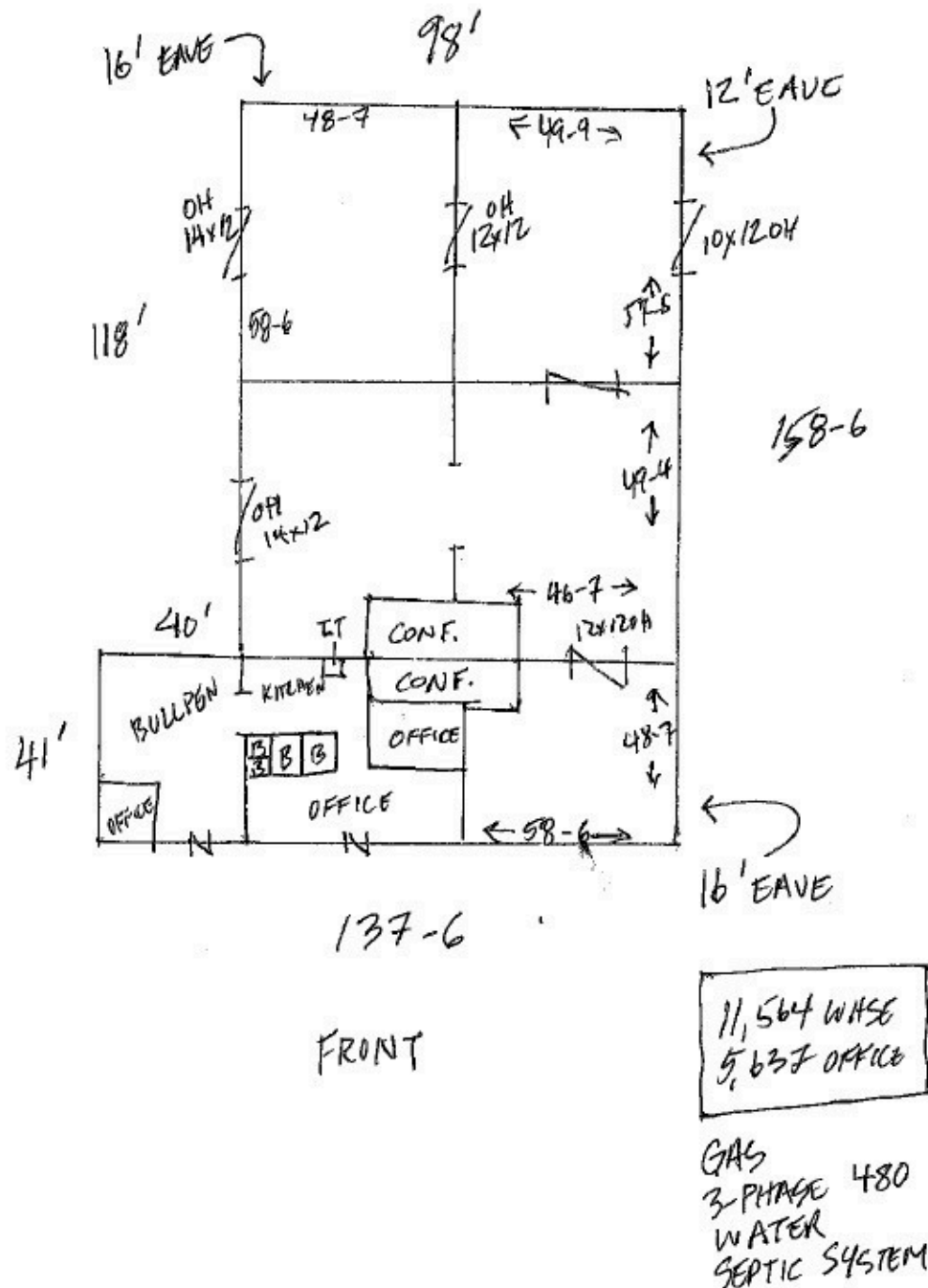
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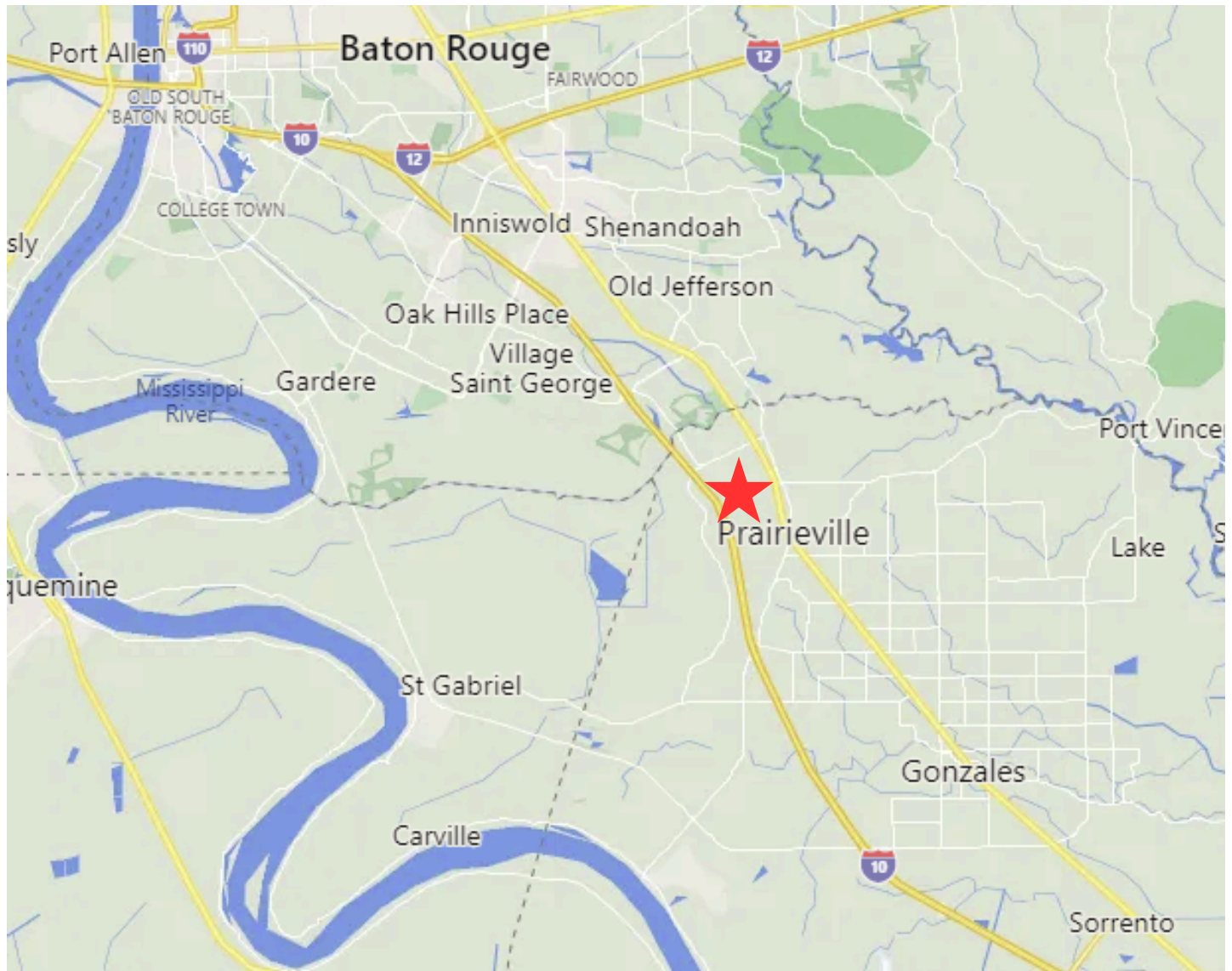
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GENERAL LOCATION MAP

I-10/HIGHLAND & PERKINS ROAD



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