

6,000 SF Office/Warehouse With Yard Available

INDUSTRIAL PROPERTY FOR SALE

720 Goodhope St Norco, LA 70079

Burden Edmonds | 225.931.9222 | bedmonds@beaibox.com



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PROPERTY SUMMARY



Property Highlights

- 6,000 SF building
- M-2 zoning
- 10,000 SF fenced lay down yard
- 2,900 SF leased until 8/31/26
- Priced at \$450,000.00
- \$9 per square foot NNN

Offering Summary

Sale Price:	\$450,000
Lot Size:	0.54 Acres
Building Size:	6,000 SF

Demographics	10 Miles	20 Miles	30 Miles
Total Households	45,966	207,832	401,229
Total Population	121,523	502,459	974,475
Average HH Income	\$97,158	\$97,345	\$88,983

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PROPERTY DESCRIPTION



Property Description

Introducing a prime owner operator or investment opportunity in the heart of the Mississippi river industrial corridor, this exceptional 6,000 SF office/warehouse with a 10,000 SF fenced yard in rear is optimally zoned M-2 for almost any industrial or warehouse use. The front 2,900 sf office is currently leased to DISA Global Solutions, presenting immediate income-generating potential. With its central location to the plants, this property offers an ideal canvas for industrial ventures seeking a premium location for their operations. The well-maintained building features ample space for a plant sub-contractor to set up a satellite office. Building is currently subdivided into two (2) units but could easily be converted back to a single unit as well. The rear space is 3,100 sf of Office/Warehouse space.

Property is also available For Lease at \$9 PSF NNN.

Location Description

Located in the heart of Norco, directly adjacent to Shell Norco, this property boasts close proximity to key industrial and distribution centers. Norco offers easy access to major transportation hubs, including the Port of South Louisiana, ensuring efficient logistics and supply chain management for industrial and warehouse operations. With a strategic position in the vibrant Mississippi River Industrial corridor, businesses in the area benefit from a robust industrial ecosystem and access to a skilled workforce.

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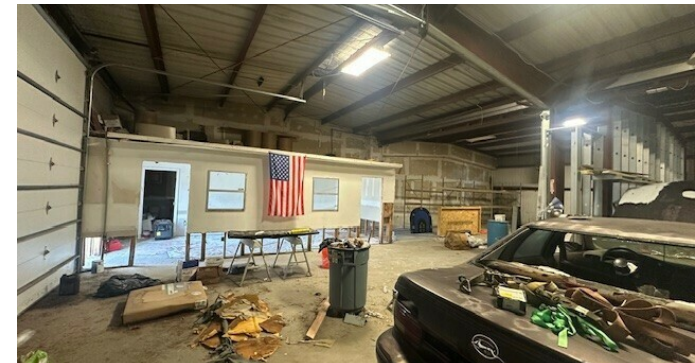
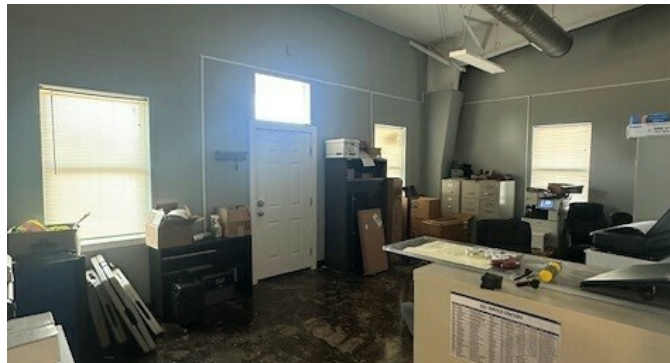
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ADDITIONAL PHOTOS



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REGIONAL MAP



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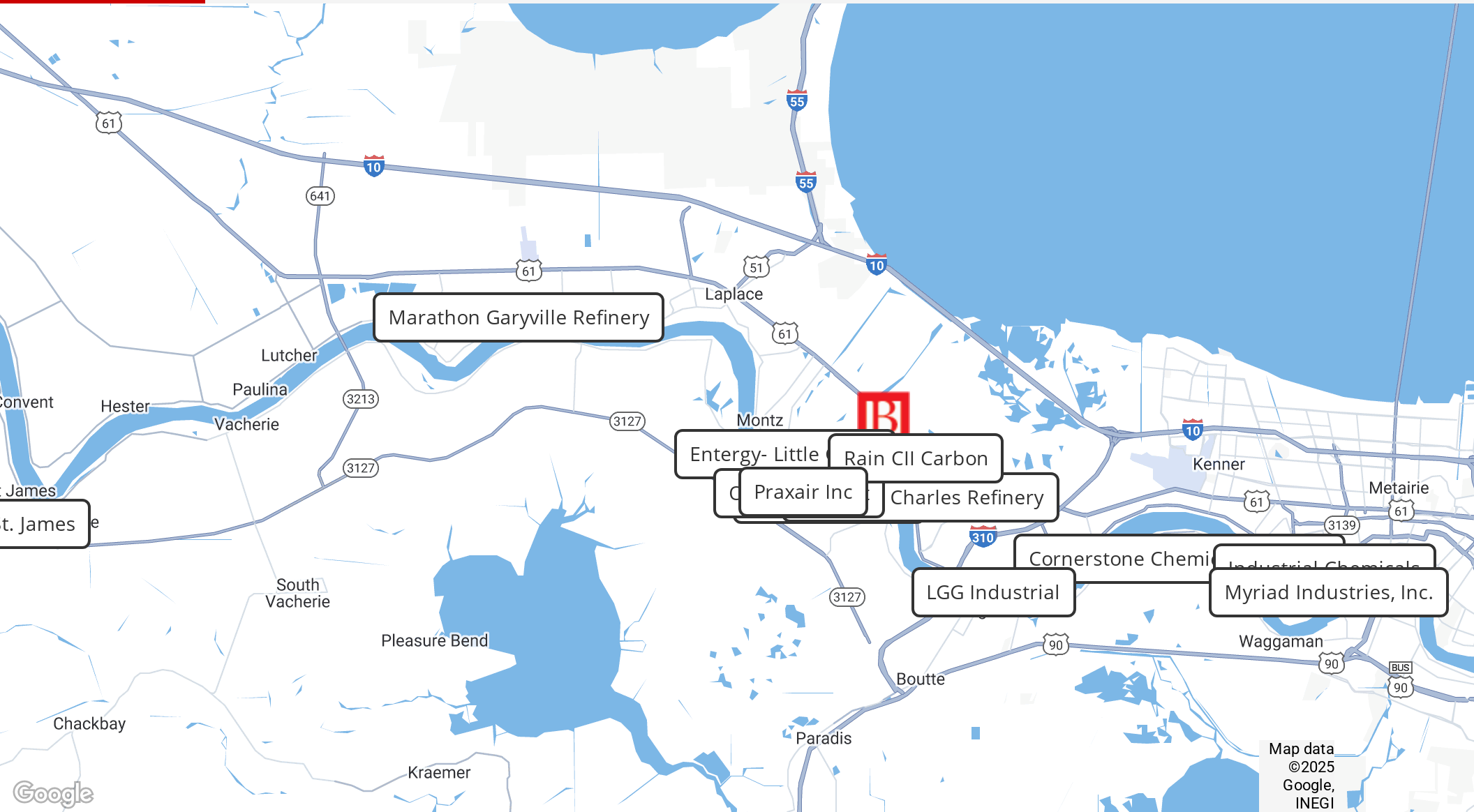
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LOCATION MAP



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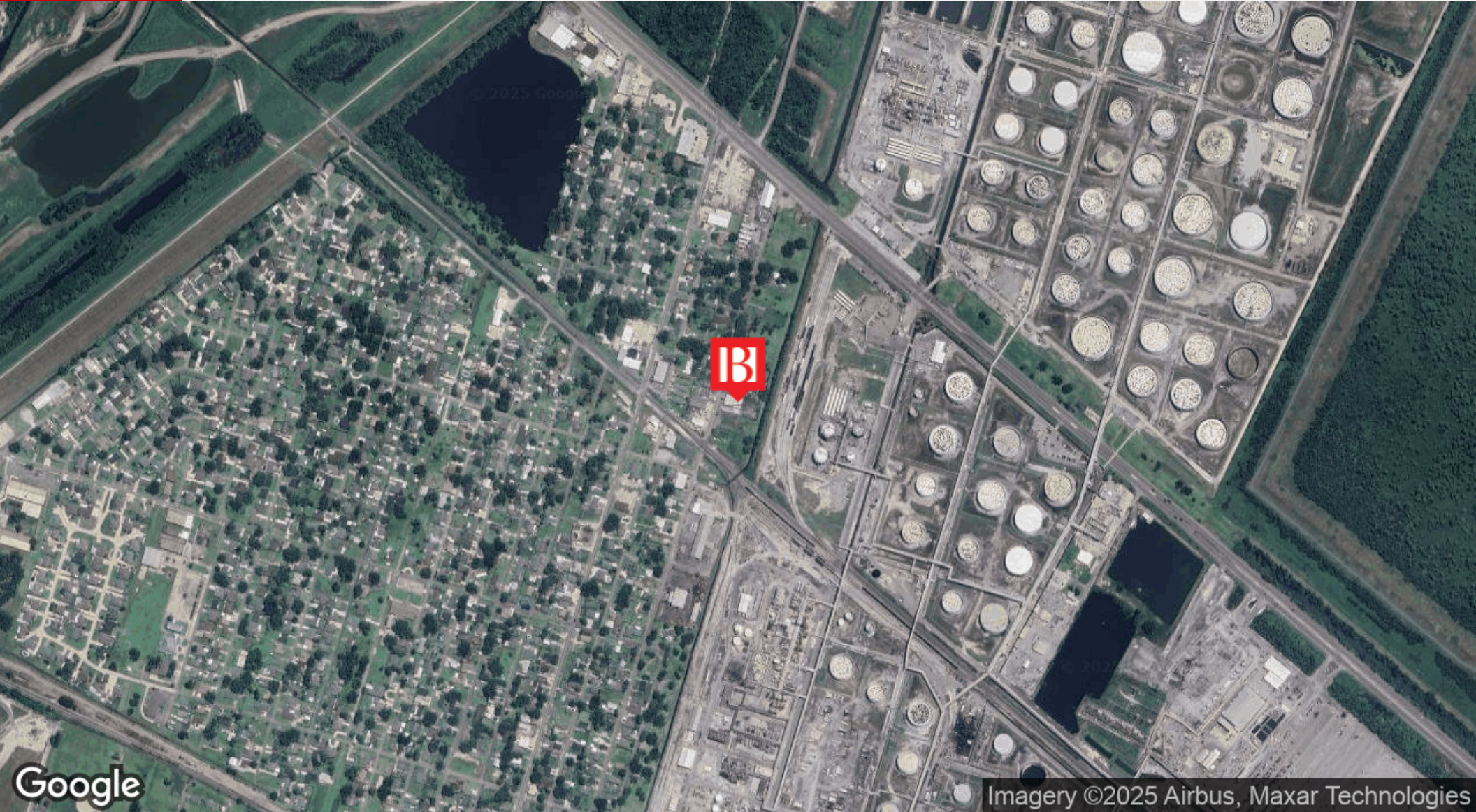
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AERIAL MAP



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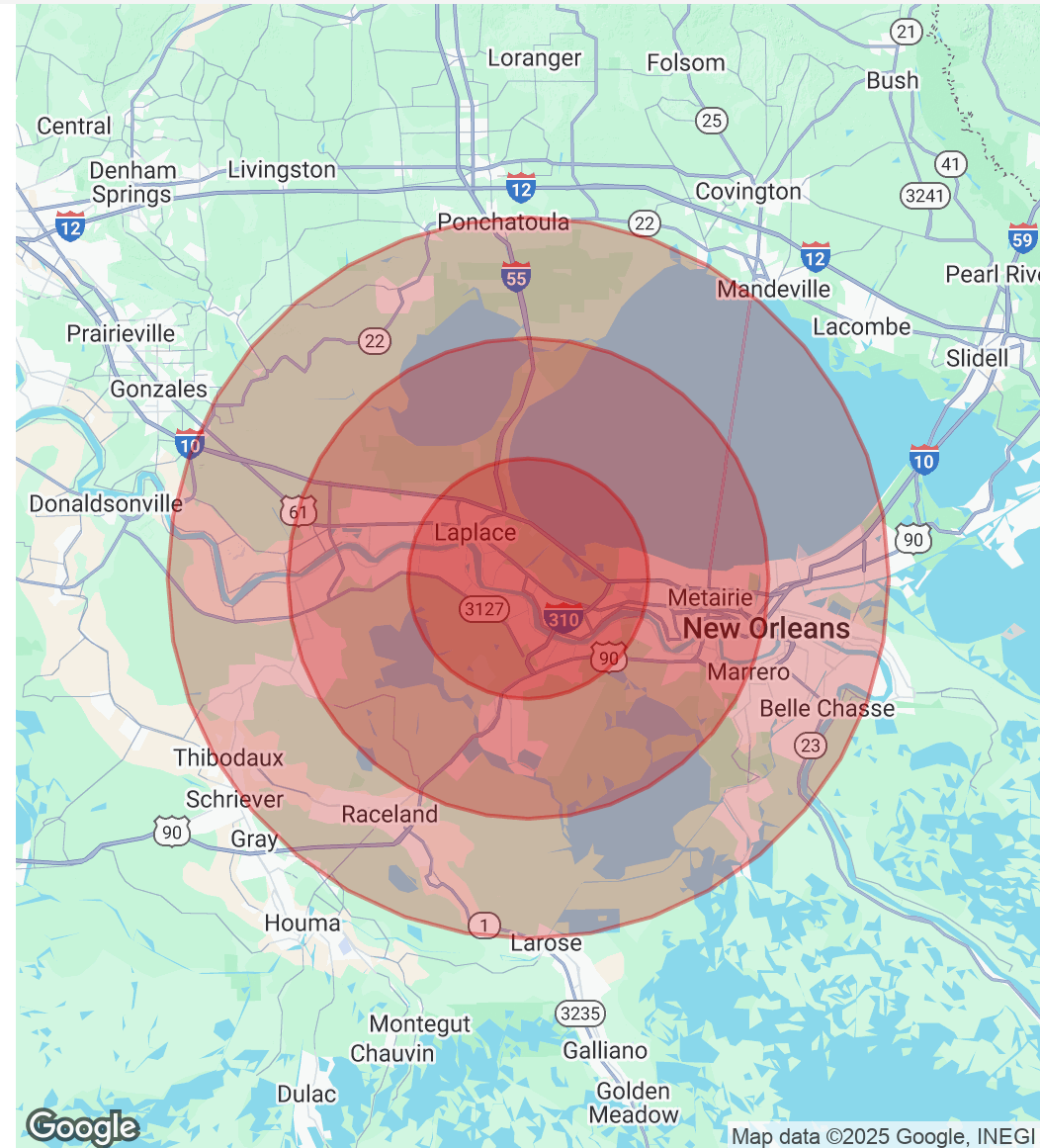
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DEMOGRAPHICS MAP & REPORT

Population	10 Miles	20 Miles	30 Miles
Total Population	121,523	502,459	974,475
Average Age	40	41	40
Average Age (Male)	39	40	39
Average Age (Female)	41	42	41
Households & Income	10 Miles	20 Miles	30 Miles
Total Households	45,966	207,832	401,229
# Of Persons Per HH	2.6	2.4	2.4
Average HH Income	\$97,158	\$97,345	\$88,983
Average House Value	\$272,026	\$353,285	\$332,983

Demographics data derived from AlphaMap



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