

SUMMARY

AERIAL

EXTERIOR PHOTOS

INTERIOR PHOTOS

RETAILER MAP

DEMOGRAPHICS

PROPERTY OVERVIEW

This versatile multi-tenant industrial property offers a total of approximately 32,500 square feet of leasable space, configured across six distinct warehouse suites. Located just outside of Hammond, Louisiana, the site provides excellent access to Interstate 55 and surrounding commercial amenities. With a variety of suite sizes and buildouts, the property can accommodate a single large-scale tenant or multiple smaller users, making it ideal for companies in warehousing, distribution, light manufacturing, or service-related industries. Each suite features functional layouts designed to suit diverse operational needs—some with climate-controlled office/showroom components, others with dock access, roll-up doors, and open clear-span warehouse configurations. Tenants also benefit from a shared community truck well and strategic site layout that supports flexible workflows and logistics.

PROPERTY HIGHLIGHTS

- Flexible lease options: all or part available
- Located just outside Hammond, LA with direct access to Interstate 55
- Suite sizes range from ±1,600 SF to ±10,000 SF
- Functional mix of warehouse, office, and showroom space
- Each suite with at least on roll-up door
- Shared on-site truck well for all tenants
- One unit with a private dock and raised loading area
- Ideal for distribution, storage, logistics, or light industrial users

UNIT #	AVAILABLE SF	RATE(NNN)
12605	3,250 SF	\$8.50 PSF
12609	1,600 SF	\$6.95 PSF
12615	6,250 SF	\$6.50 PSF
12617	3,250 SF *OCCUPIED	\$6.95 PSF
12619	10,000 SF	\$6.50 PSF
12621	6,500 SF	\$8.00 PSF
ESTIMATED NNN		\$.58 PSF



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COMPLEX DETAILS:

- STEEL FRAME
- METAL SLIDING/ROOF
- COMPLEX/COMMUNITY TRUCK WELL
- CLEAR SPAN
- 14 FOOT EAVE HEIGHTS
- 13 FOOT CLEAR HEIGHTS
- SEPARATELY METERED
- UNCONDITIONED WAREHOUSE SPACE
- 3-PHASE POWER
- 200 AMPS PER BUILDING
- FIBER AVAILABLE

12619:

- 2 * 12X12 DRIVE IN DOORS

12609:

- 1 * 12X18 DRIVE IN DOOR
- +/- 1650 SF OFFICE

12605:

- RETAIL ENTRANCE
- 1 DRIVE IN DOOR
- 1 * 12X12
- +/- 1650 SHOWROOM/OFFICE

12615:

- 3 DRIVE IN DOORS
- 1 * 12X10
- 2 * 12X12
- +/- 500 SF OFFICE

12617:

- 2 DRIVE IN DOORS
- 1 * 12X12
- 1 * 12X18
- +/- 1625 SF OFFICE
- REAR OVERHANG

12621:

- 6 DRIVE IN DOORS PLUS DOCK
- 4 * 12X12
- 2 * 12X18
- LOADING DOCK: 9X10
- DOCK SPACE CLEARANCE 9 1/2"
- ONE RESTROOM

UTILITY PROVIDER DETAILS:

- POWER: ENTERGY
- WATER/SEWER: TANGI WATER

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DANIEL COOK
Office: 985-898-2022
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WARDLINE ROAD

WAREHOUSE COMPLEX

12605 Wardline Rd., Hammond, La 70401

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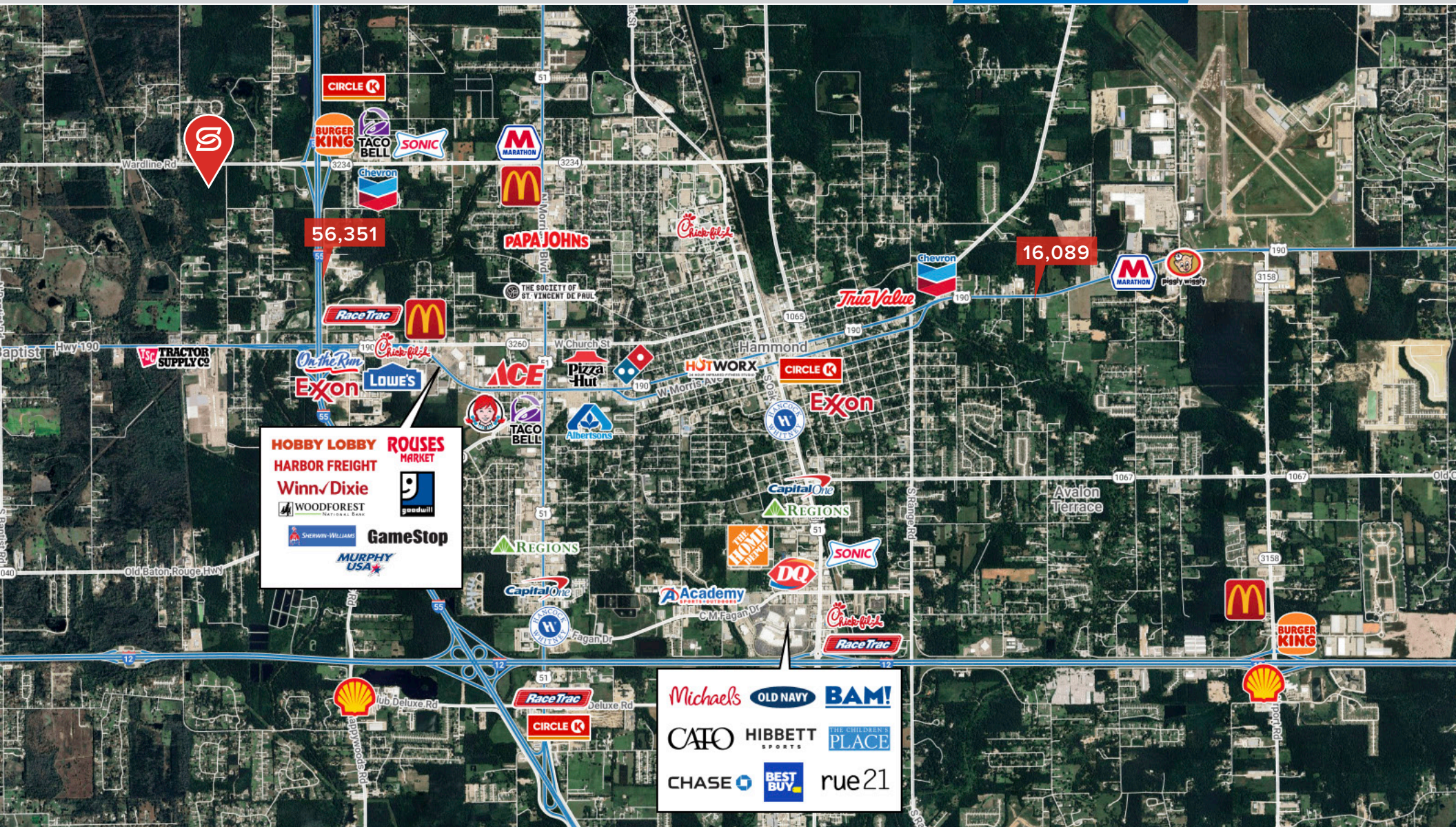
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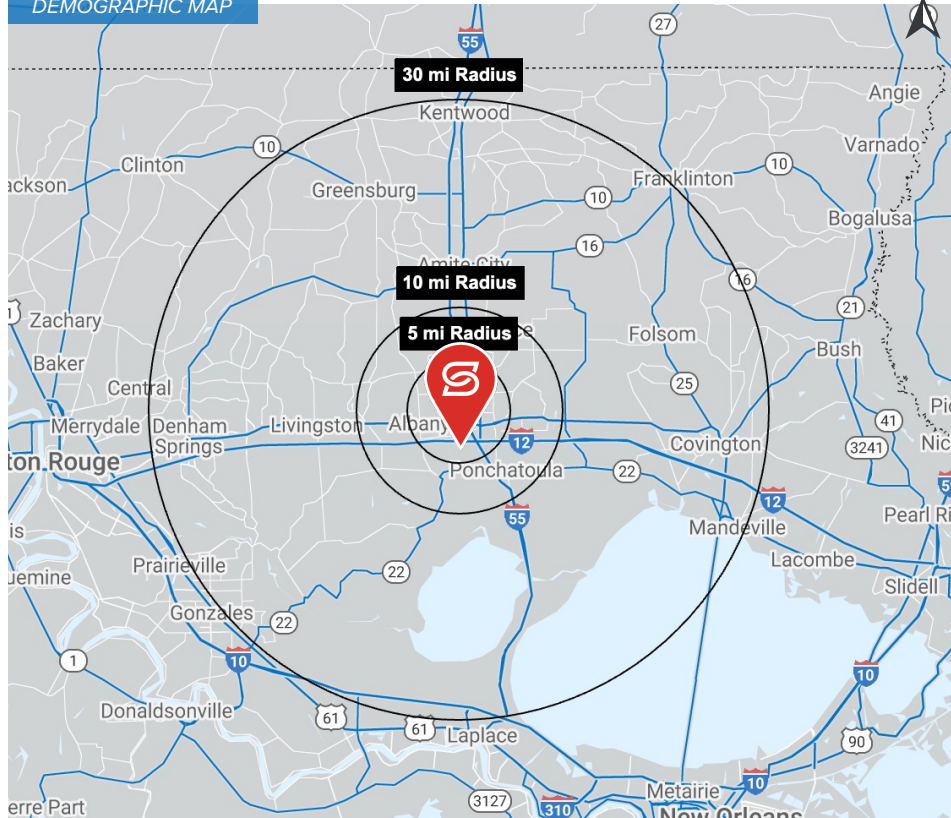
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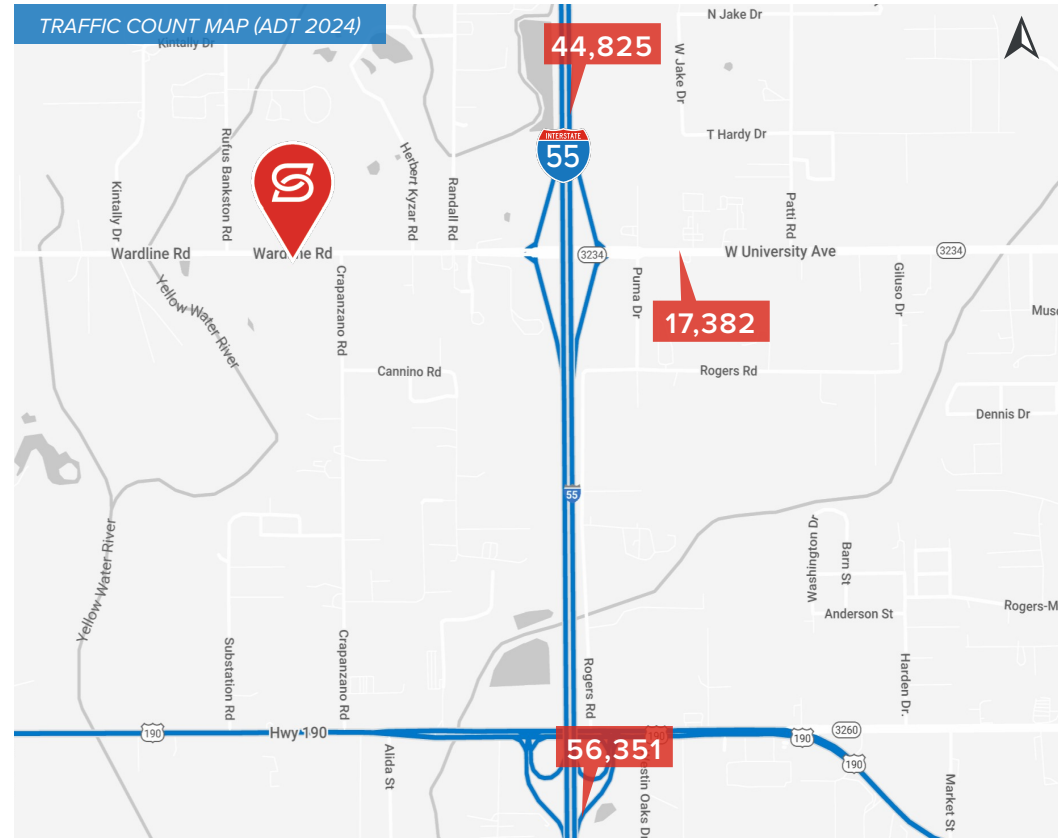
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DEMOGRAPHIC MAP



TRAFFIC COUNT MAP (ADT 2024)



2025 DEMOGRAPHICS



POPULATION

5 MI

10 MI

30 MI

55,308

113,752

536,489



AVG. HH INCOME

5 MI

10 MI

30 MI

\$74,876

\$83,555

\$106,116



HOUSEHOLDS

5 MI

10 MI

30 MI

21,511

44,390

204,847