2,043 SQ. FT OFFICE/WAREHOUSE FOR LEASE

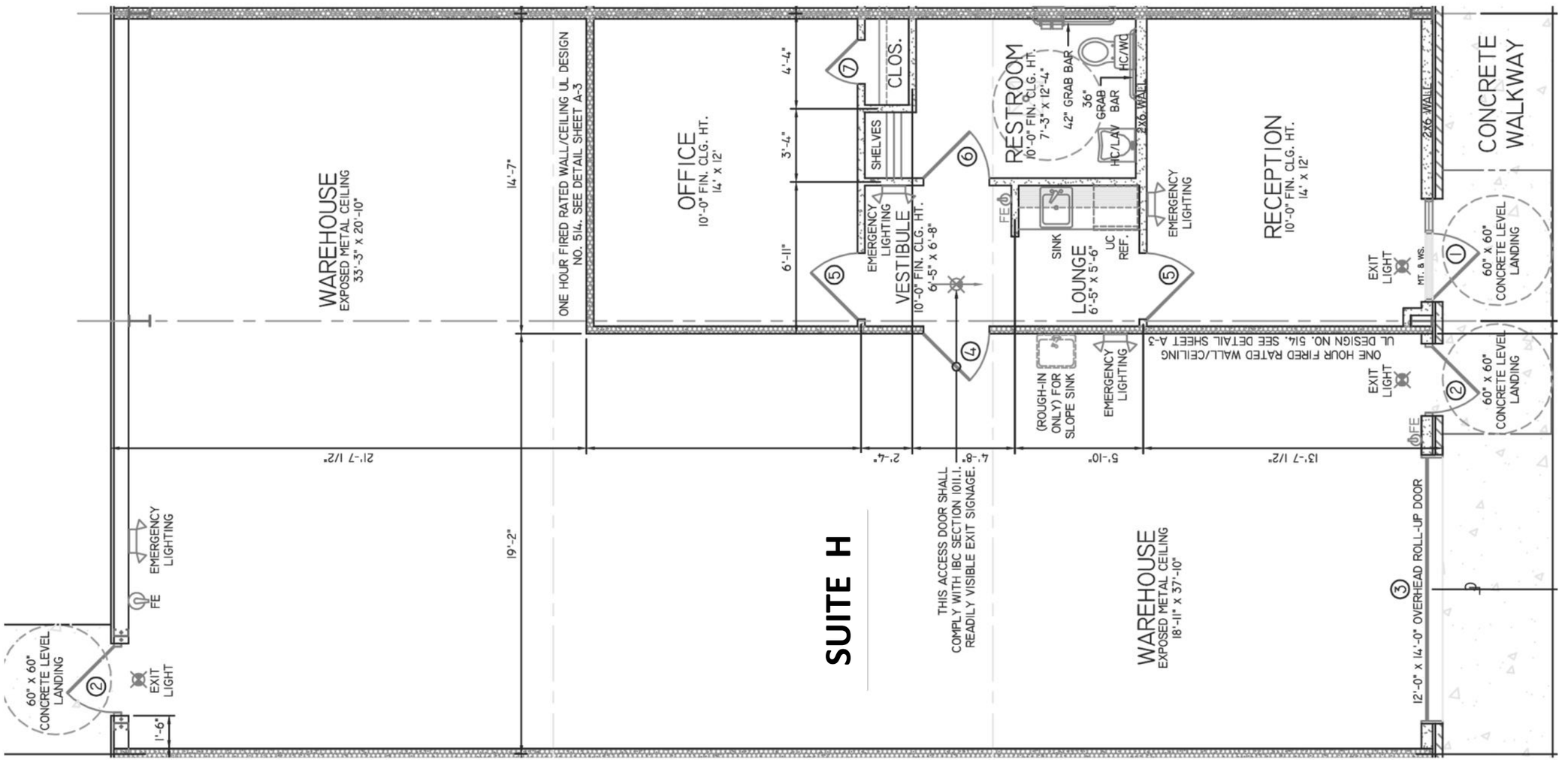
WALKER INDUSTRIAL PARK 9163 COMAR DRIVE, WALKER, LA 70785



RE/MAX PARTNERS

FOR LEASING OPPORTUNITIES CONTACT DOUG FERRIS 225-954-4747 doug@dougferris.com

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Premium Office/Warehouse Suite for Lease 9161 Comar Drive - Walker Industrial Park, Walker, LA 70785 2,043+- SF of Flexible, Ready-to-Work Space.

Position your business for growth in one of the most strategic and actively developing industrial corridors in Livingston Parish. This well-maintained office/warehouse suite at 9163 Comar Drive offers the perfect blend of professional office functionality and practical warehouse capability, all within the established Walker Industrial Park.

Located on the east side of Walker, this multi-tenant office-warehouse building delivers the operational flexibility today's businesses demand. Whether you need a clean, presentable space for client meetings combined with efficient back-of-house operations, a contractor's base of operations, light manufacturing, distribution, equipment storage, or a service-oriented shop, this suite adapts to your needs.

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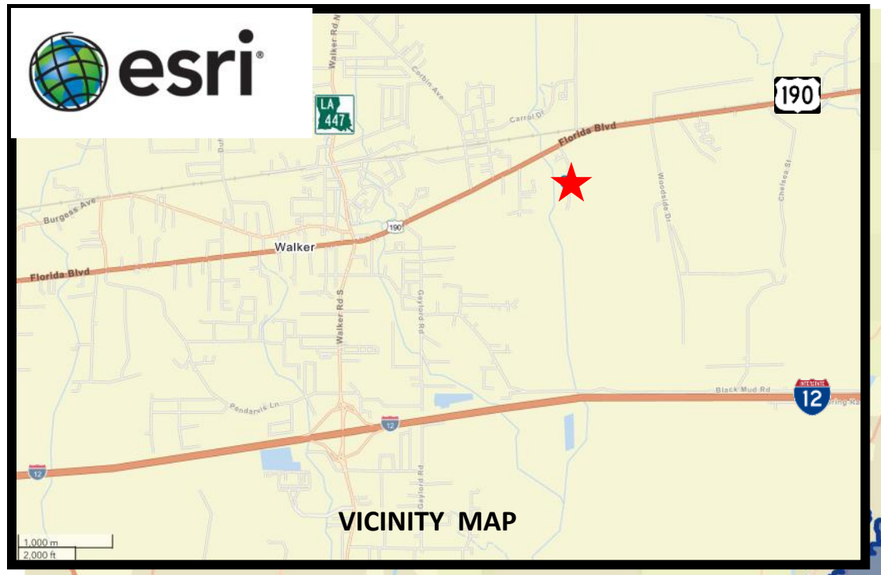




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VICINITY MAP

TRADE AREA DEMOGRAPHICS - DRIVE TIMES

	10 minutes	15 minutes	20 minutes
2026 Population	16,853	48,086	132,582
2026 Median Household Income	$76,097	$77,945	$76,506
2026 Average Household Income	$91,049	$94,841	$93,652

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