

INDUSTRIAL PROPERTY FOR LEASE
JANUARY 2025

9165 COMAR DRIVE

WALKER, LA



stirling



PROPERTY DESCRIPTION

Prime office warehouse space available in Walker Industrial Park, conveniently located just off Highway 190. This property offers excellent access to major commercial hubs, including Waste Management Operations & Corporate Office, Martin-Brower Distribution Facility, and other nearby businesses.

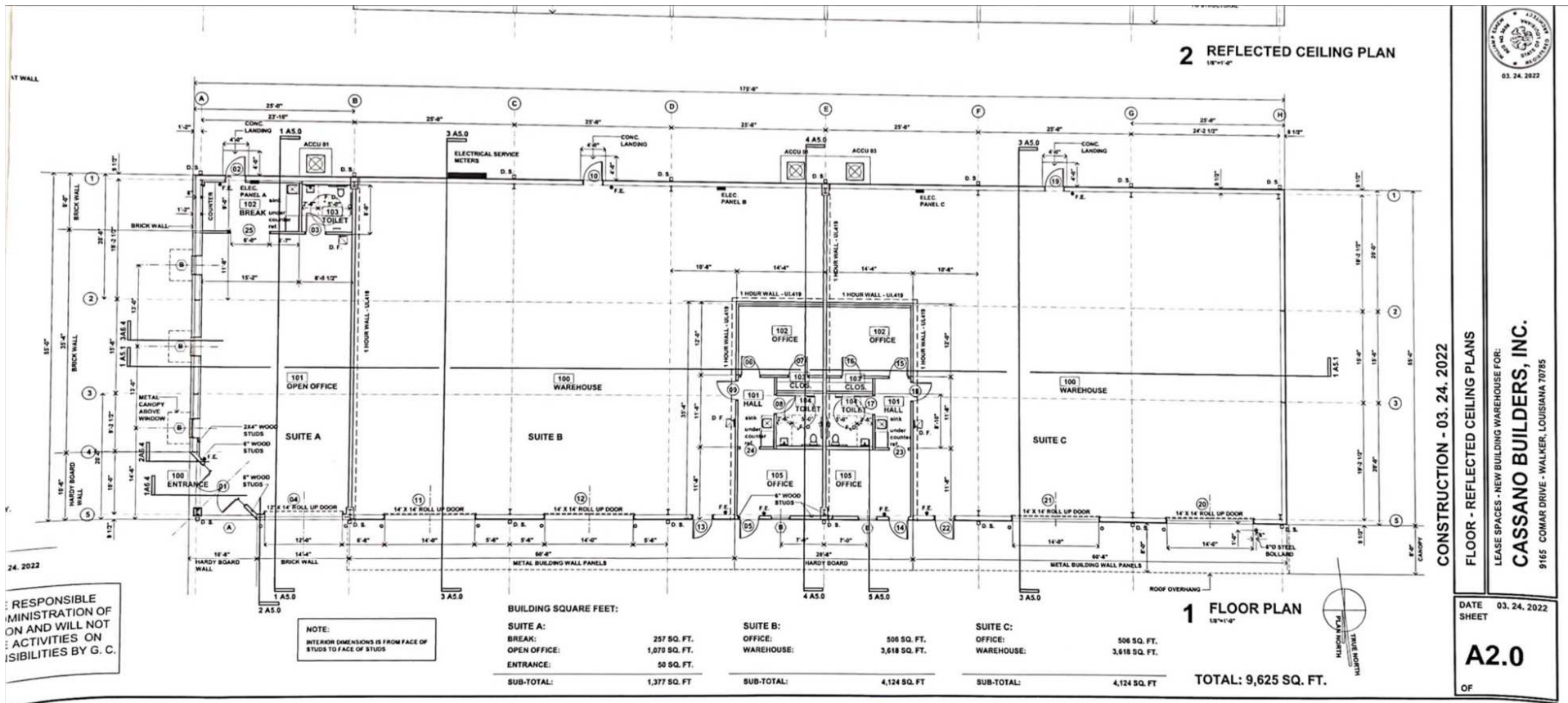
Suite B Features 4,124 SF of total space, including 506 SF of office with a reception area, kitchenette, and private office. The ware house area is well-equipped with two grade-level doors and boasts a 16-foot eave height, providing ample functionality for a variety of industrial or commercial uses.

PROPERTY HIGHLIGHTS

- 1.5 miles from I-12 with close proximity to other industrial businesses
- Class A Office Finishes
- 4,124 SF consisting 506 SF of office
- 2 grade level with 16-foot eaves

OFFERING SUMMARY

Lease Rate:	\$10.50 SF/yr (NNN)
Available SF:	4,127 SF
Building Size:	9,625 SF



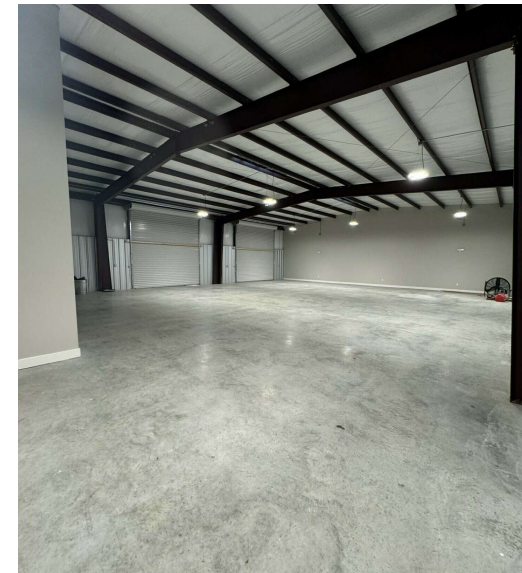
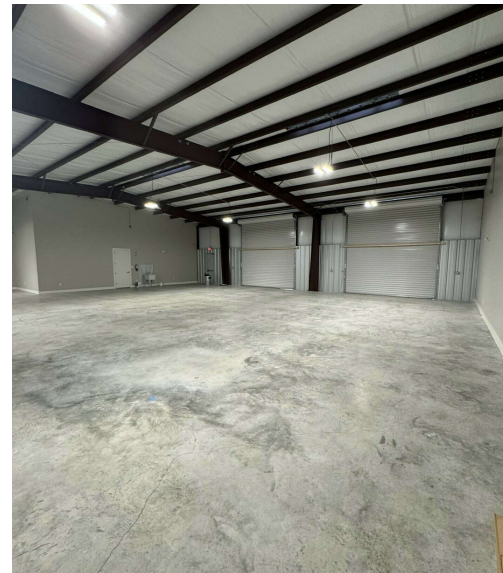
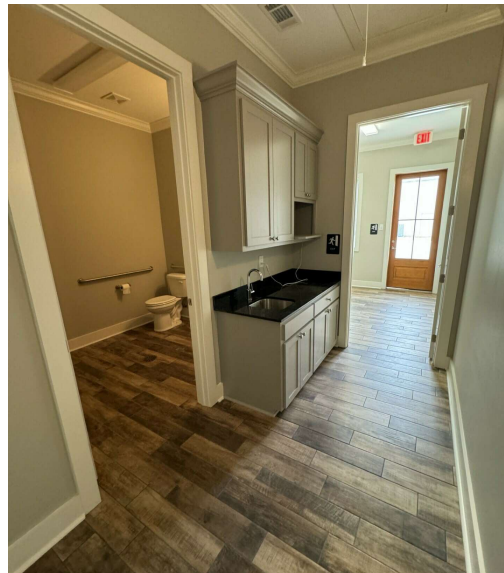
LEGEND

STIRLINGPROPERTIES.COM / f t i n

JOHN DEARMOND
 Licensed in LA
 225.202.4649
 jdearmond@stirlingprop.com

THOMAS PARSONS
 Licensed in LA
 225.329.0297
 tparsons@stirlingprop.com

Member of **IB**
 RETAIL BROKERS NETWORK



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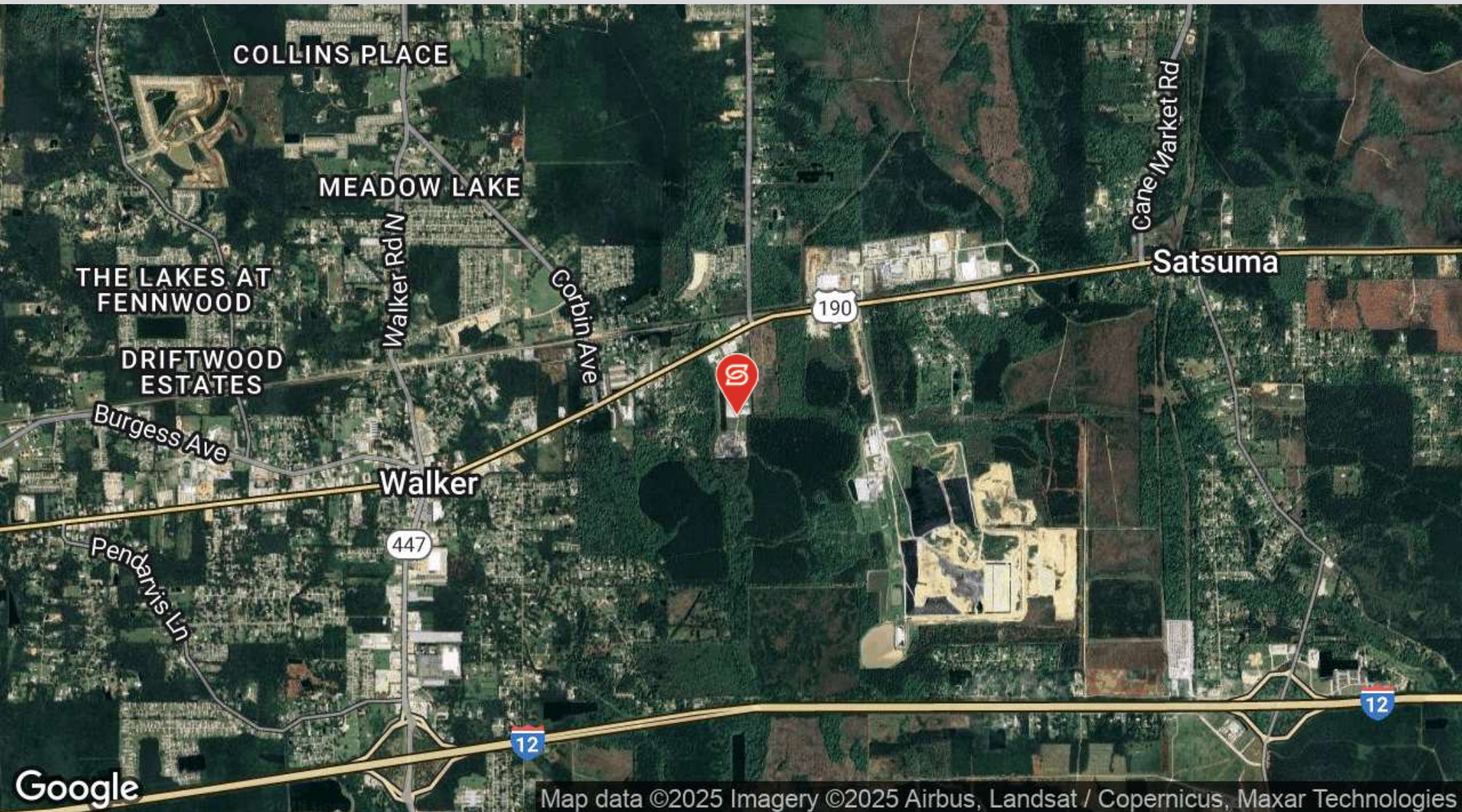
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225.329.0297

tparsons@stirlingprop.com

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,469	14,883	33,337
Average Age	38	38	37
Average Age (Male)	36	37	36
Average Age (Female)	40	40	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	570	5,591	12,101
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$103,507	\$106,688	\$102,790
Average House Value	\$274,490	\$271,525	\$258,185

Demographics data derived from AlphaMap