

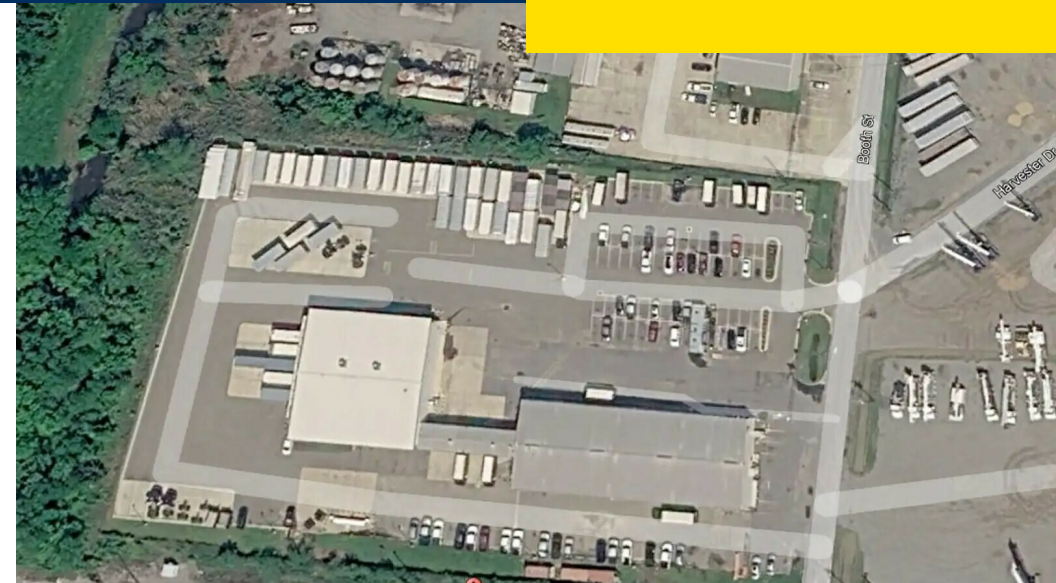
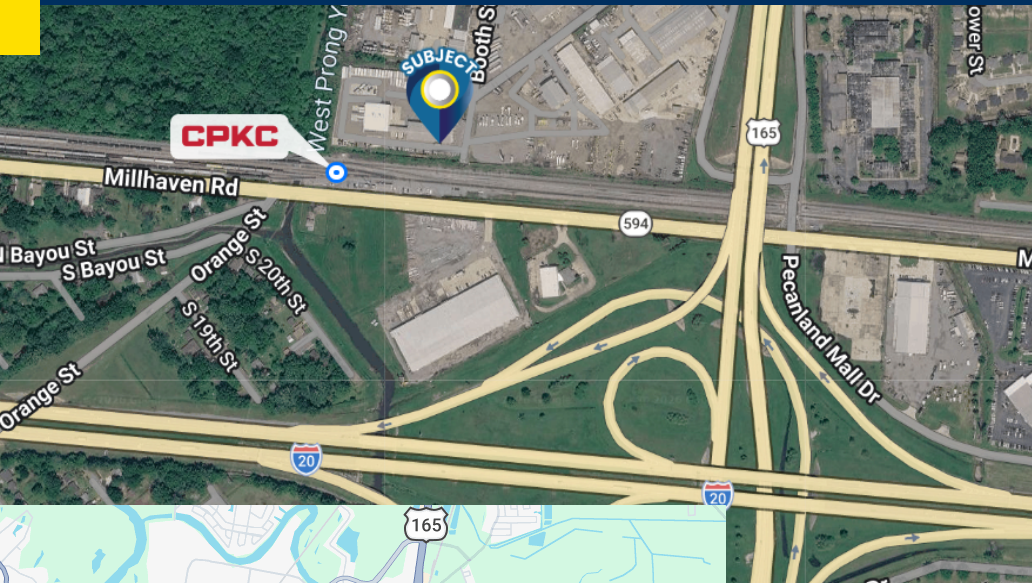


**Single-Tenant Net-Leased
INVESTMENT FOR SALE
UPS Distribution Center
23,000 SF**

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333 Texas Street, Suite 1050
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Offering Summary

Sale Price:	\$1,250,000
Building Size:	23,384 SF
Lot Size:	4.02 Acres
Price / SF:	\$53.46
Year Built	1974
Addition Built:	2019

Location Overview

Situated in Monroe's established industrial corridor with easy access to US-165 and I-20, The site offers excellent connectivity for distribution and logistics, close to regional transportation routes and supporting commercial amenities.

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Property Type	Investment
Property Subtype	Warehouse/Distribution
Building Size	23,384 SF
Lot Size	4.02 Acres
Avg. Occupancy	100%

Attractive investment opportunity in Monroe, LA. 23,000+ square foot distribution center leased by United Parcel Service. Original building contained approximately 12,250 square feet on 3.1 acres and was constructed in 1974. In 2019, UPS made a substantial investment in the building adding 10,000+/- square feet of office and warehouse and adding .92 acres to the site, enlarging the truck court.

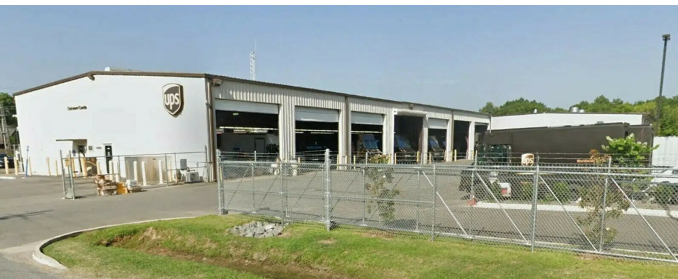
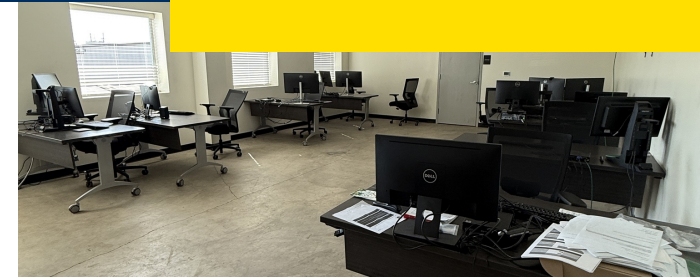
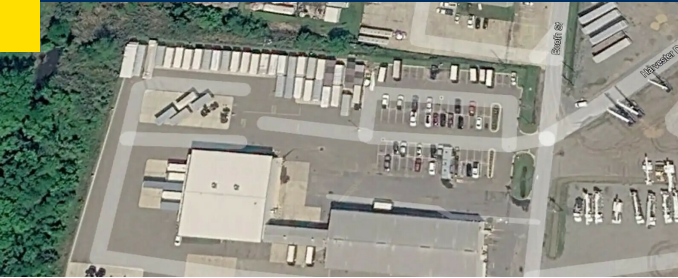
The original building contains 7 grade level truck doors on north side and 6 grade level truck doors on south side, all 20' wide x 16' tall, allowing for trucks to be backed into the facility and under cover while being loaded. There is a 75' "connector" building from the original building to the 2019 addition, and this section has 5 van height doors on the north side and 7 van height doors on the south side, all 5' wide x 7' high, all protect by overhang. The 2019 addition has 6 van height doors on the south side, 5' x7', and 5 dock high doors on the west end of the building. The newer building contains large sorting area, with offices, break room, restrooms and meeting area. 22'10" center height.

The current lease is full triple net.

Please contact agent for information regarding the lease and for income and expense information.



- ±23,000 SF distribution center leased by UPS
- Original ±12,250 SF building (1974) + 2019 ±10,000 SF expansion
- Total site: ±4.02 acres with enlarged truck court
- Doors: grade-level, van-height, and dock-high access throughout
- Newer building: sorting area, offices, break room, restrooms, meeting space
- 22'10" center height
- Full triple net (NNN) lease



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Tenant Profile

United Parcel Service (NYSE: UPS)



United Parcel Service (NYSE: UPS) is one of the world's largest transportation and logistics companies, providing integrated supply chain solutions and package delivery services across more than 200 countries and territories. Founded in 1907 and headquartered in Atlanta, Georgia, UPS has grown into a global leader in logistics, delivering over 5 billion packages annually and more than 20 million packages daily through a highly integrated network of air and ground infrastructure. The company maintains a significant share of the U.S. parcel market, with operations spanning small package delivery, freight, logistics, and supply chain management, supporting key sectors including e-commerce, healthcare, manufacturing, and retail.

UPS serves millions of customers worldwide, ranging from small businesses to large multinational corporations, and plays a critical role in enabling time-sensitive distribution and last-mile delivery. Its global network is designed to support high-volume throughput while maintaining reliability and efficiency across diverse markets. The company continues to prioritize operational performance through investments in automation, data-driven logistics, and network optimization. With its scale, infrastructure, and market position, UPS remains a foundational component of modern supply chains and global commerce.

UPS operates an established logistics network across Louisiana, anchored by regional distribution facilities and supported by 50+ retail locations and numerous access points, providing comprehensive statewide coverage.



Revenue (2025)

~\$88.7 Billion



Employees

460,000–490,000

Worldwide



Global Presence

200+

Countries And Territories



Daily Volume

20.8 Million

Packages/Day



Monroe, LA



Multimodal Transportation

- Direct access to I-20, U.S. Hwy 165 Bypass, and U.S. Hwy 15
- Served by Union Pacific and Kansas City Southern Class I railroads
- Greater Ouachita Port for inland barge traffic
- Monroe Regional Airport (MLU) with commercial and freight service

Business Incentives

- Enterprise Zone
- New Markets Tax Credit (Severely Distressed Census Tract)



CITY, STATE	DISTANCE (MILES)	DRIVE TIME
Shreveport, LA	99	1 hr 42 mins
New Orleans, LA	263	4 hrs 48 mins
Atlanta, GA	498	8 hrs
Dallas, TX	285	4 hrs 34 mins
Jackson, MS	120	2 hrs 2 mins
Little Rock	201	3 hrs 41 mins
Houston	335	5 hrs 47 mins
Baton Rouge	186	3 hrs 32 mins
Birmingham	353	5 hrs 50 mins

Monroe, LA Drive Times

Monroe, Louisiana, is becoming a key player in the logistics and industrial sector, thanks to its strategic location and robust transportation infrastructure. Positioned along Interstate 20 and served by the Kansas City Southern Railway, Monroe offers seamless connections to major regional and national markets.

The area has experienced growth in warehousing, distribution, and manufacturing, bolstered by its proximity to logistics assets like the Port of West Monroe and a well-developed highway and rail network.

Monroe's cost-efficient business environment and access to a skilled workforce add to its appeal for industrial operations.

Recent trends reflect a rising demand for industrial spaces in Monroe, with companies leveraging the city's infrastructure for streamlined supply chain operations. Its strategic location supports diverse industries, positioning Monroe as a competitive market in the Southeastern United States.

With its prime location, robust features, and the strength of Monroe's industrial market, this property presents a compelling investment opportunity with significant long-term potential.



Electricity

Energy



Natural Gas

Atmos Energy



Water/Sewer

Greater Ouachita Water Company



Telecom & Fiber

AT&T Louisiana

Meta Data Center & Economic Impact







Rendering: Louisiana Economic Development Courtesy of META

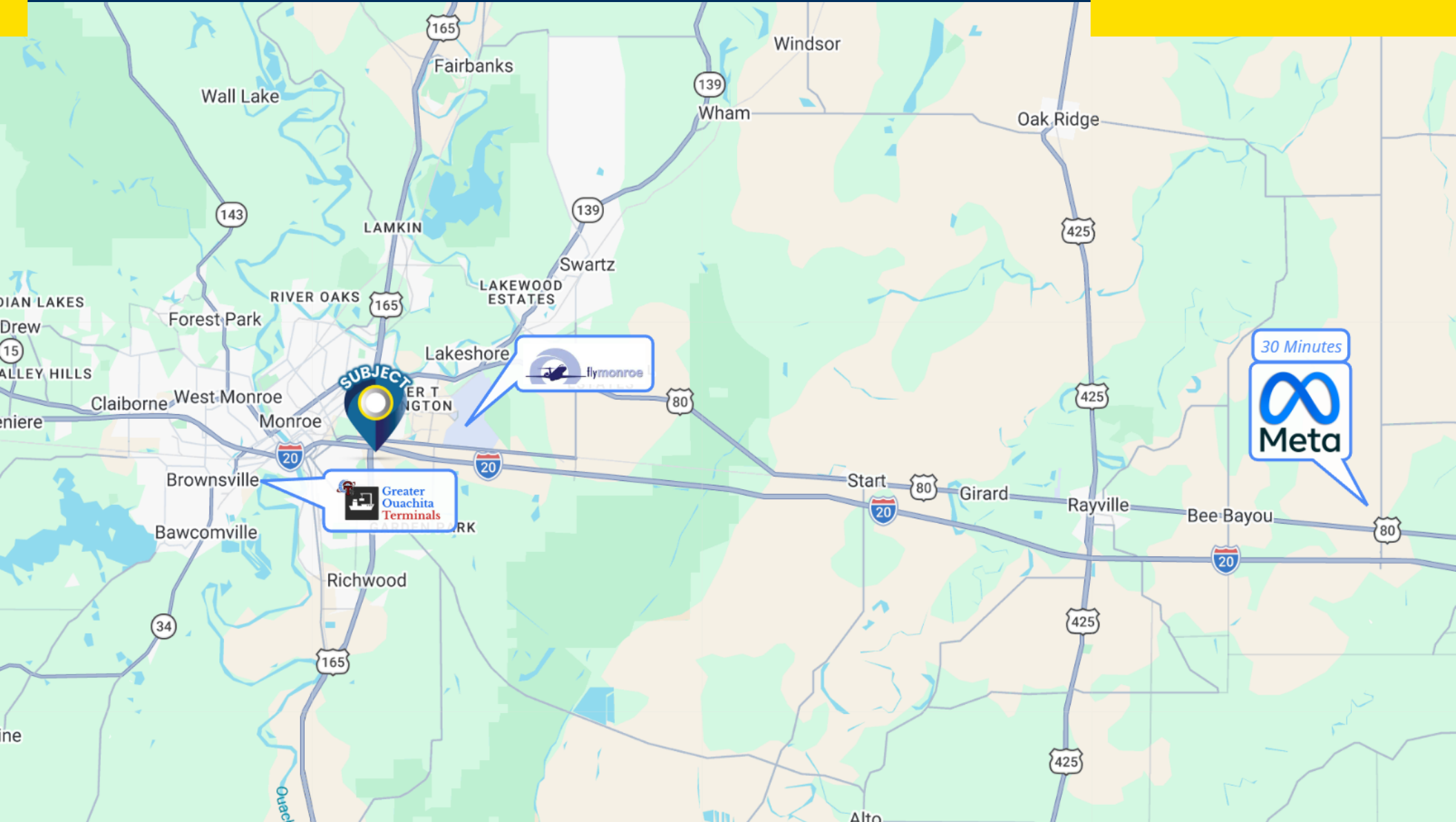
Meta Platforms, parent company of Facebook and Instagram, is investing \$10 billion to build its largest global data center campus on 2,250 acres in Richland Parish—just 30 miles east of Monroe. This 4-million-square-foot, AI-optimized facility is slated for completion by 2030.

The development is a catalyst for northeast Louisiana, with peak construction employment reaching 5,000 workers and 500 permanent jobs once operational. Meta’s investment also accelerates infrastructure improvements, including \$200 million in road, water, and energy enhancements, while positioning the region as an emerging AI and tech hub.

Ripple Impact Highlights

-  *20+ New Investment Leads Across Northeast Louisiana*
-  *Growing Demand In Manufacturing, Warehousing, And Logistics Sectors*
-  *Enhanced Power Grid And Transportation Corridors*

-  More Than **\$10B**
Total Investment by Meta
-  More Than **5,000**
Construction Jobs Created
-  More Than **500**
Full-Time Roles Once Operational
-  More Than **\$200M**
Infrastructure Upgrades
(Roads, Utilities, Power)



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