

FOR SALE: Industrial Facility In Scott LA

2745 W WILLOW STREET SCOTT, LA 70583



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2745 West Willow Street

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PROPERTY SUMMARY



Property Description

The property consists of two buildings situated on 1.63+/- acres with frontage on Willow Street and rear access to Credit Drive.

Custom Header

- Main Building: 15,120+/- SF with 3,120+/- SF of updated office space and 12,000 +/- SF of warehouse space.
- Office: Main offices, conference room and break room are on the first floor. There is production space overlooking the warehouse on the second floor.
- Warehouse Ceiling Heights: 19' – 23'
- Cranes: One two (2) ton bridge crane; One smaller (unknown capacity) bridge crane
- Warehouse Doors: Two roll up doors and one sliding door. Rear roll up door is 12'W x 18'H; Rear sliding door is 14'W x 18'H; Side roll up door is 12'W x 14'H.
- Storage Building: 2,800+/- SF of covered and partially enclosed (3 sides) space on slab. This building was used for covered truck/equipment storage. It is uninsulated, but could be insulated and fully enclosed for additional shop space.

Offering Summary

Sale Price:	\$1,285,000
\$ PSF:	\$85.00
Lot Size:	1.63 Acres
Building Size:	15,120 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	84	230	1,045
Total Population	209	574	2,518
Average HH Income	\$50,130	\$51,385	\$61,485

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ADDITIONAL PHOTOS



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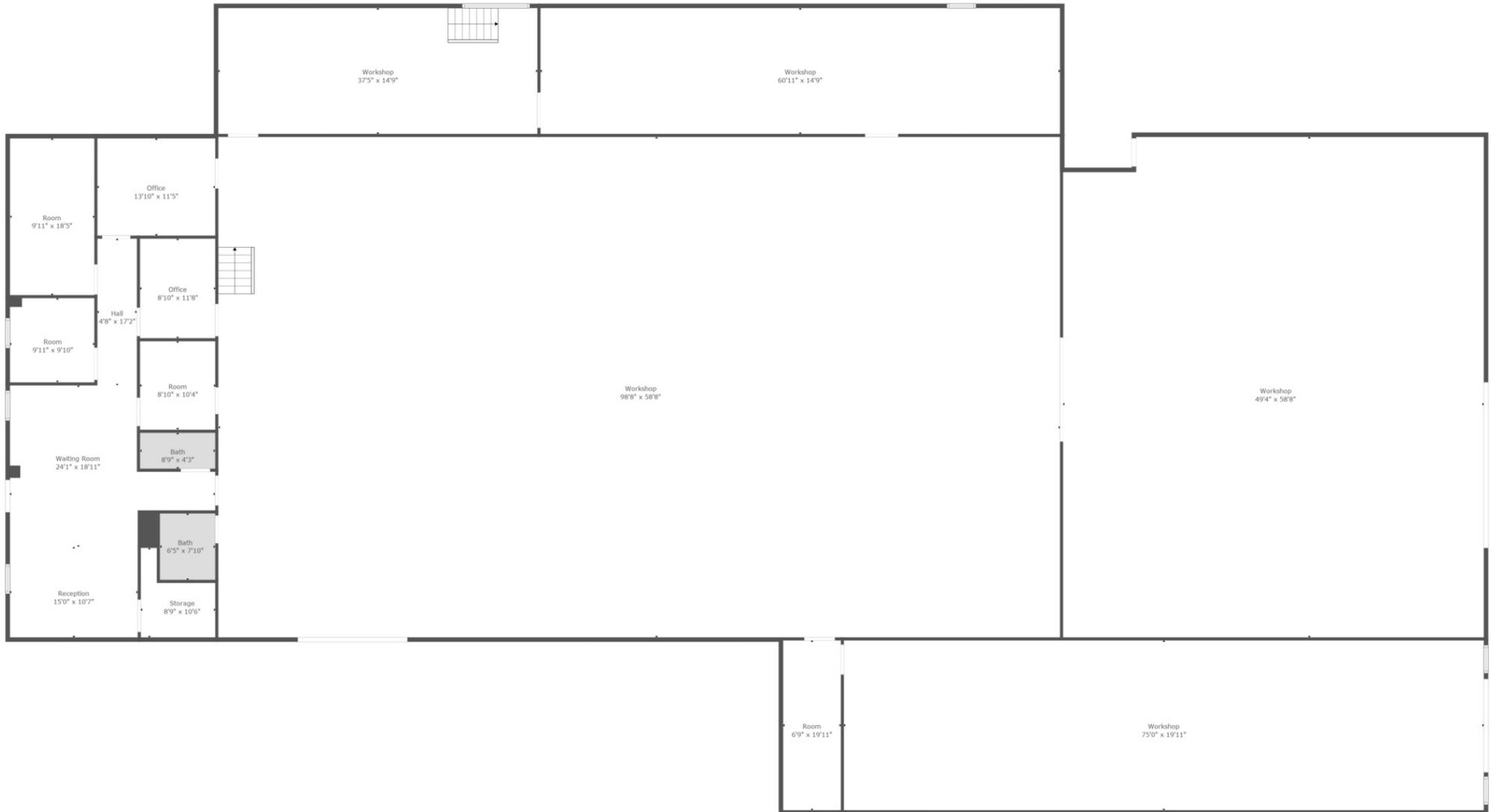
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FLOOR PLAN - GROUND FLOOR



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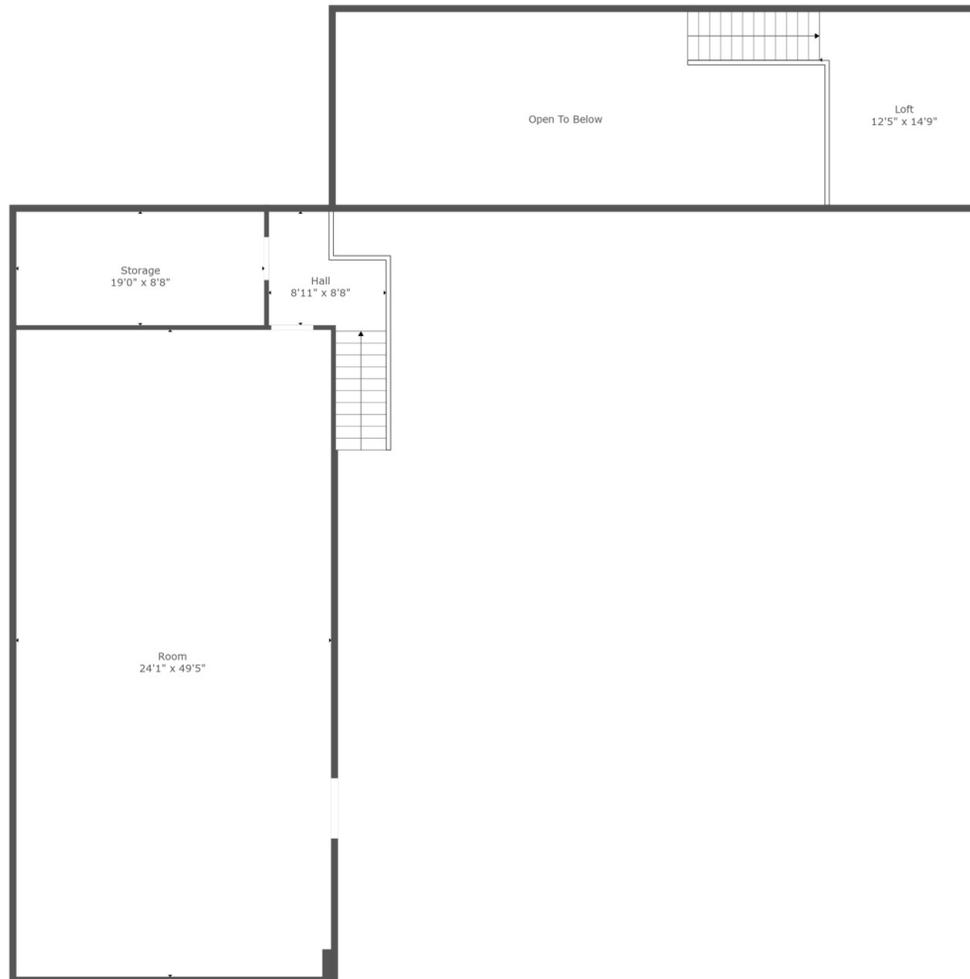
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FLOOR PLAN - 2ND STORY



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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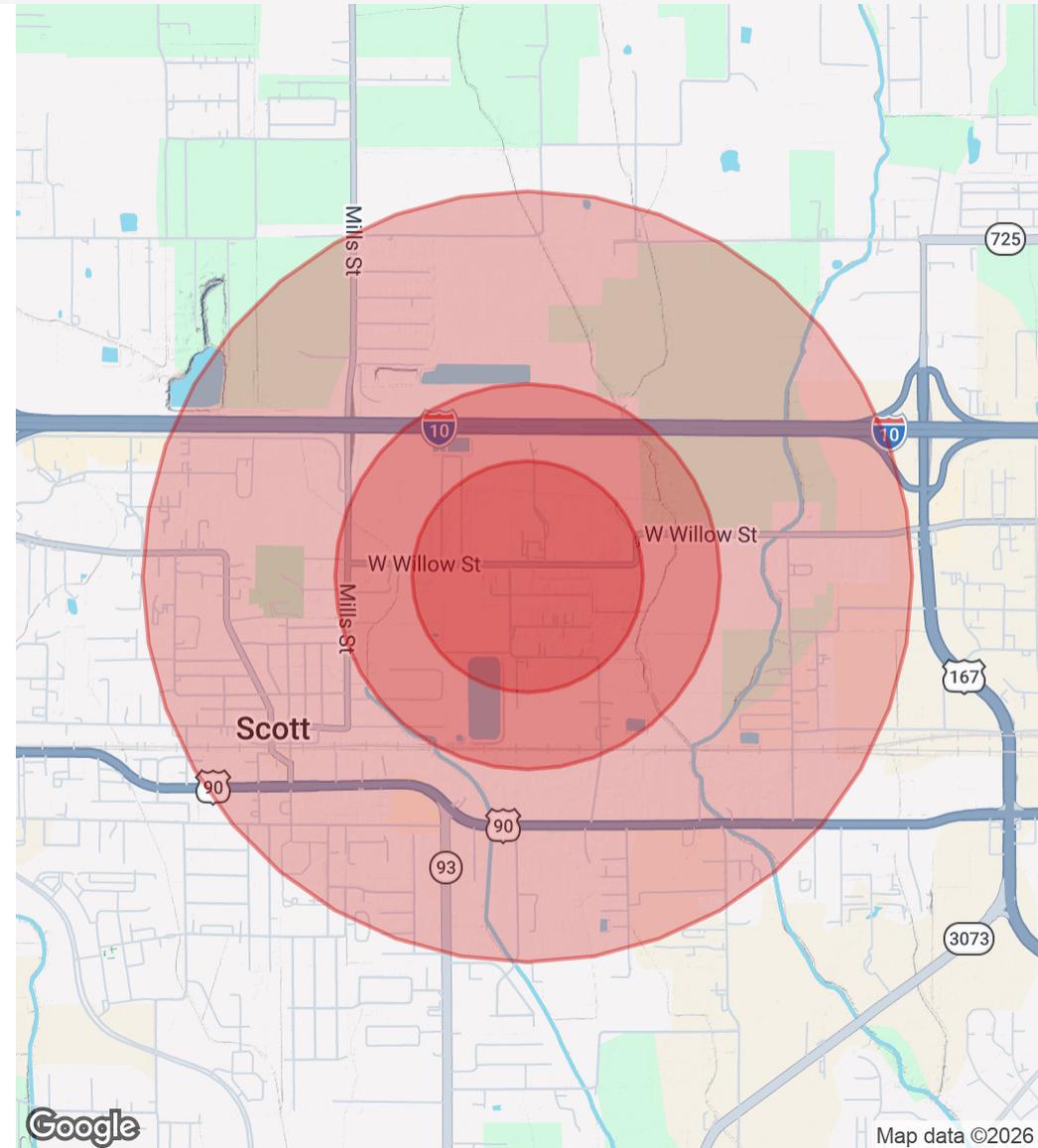
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DEMOGRAPHICS MAP & REPORT

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	209	574	2,518
Average Age	37	37	39
Average Age (Male)	36	36	37
Average Age (Female)	37	37	40

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	84	230	1,045
# Of Persons Per HH	2.5	2.5	2.4
Average HH Income	\$50,130	\$51,385	\$61,485
Average House Value	\$151,910	\$155,248	\$178,478

Demographics data derived from AlphaMap



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MEET THE TEAM



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