



Industrial Property For Lease

2745 WEST WILLOW STREET IN SCOTT, LA

2745 West Willow Street, Scott, LA 70583

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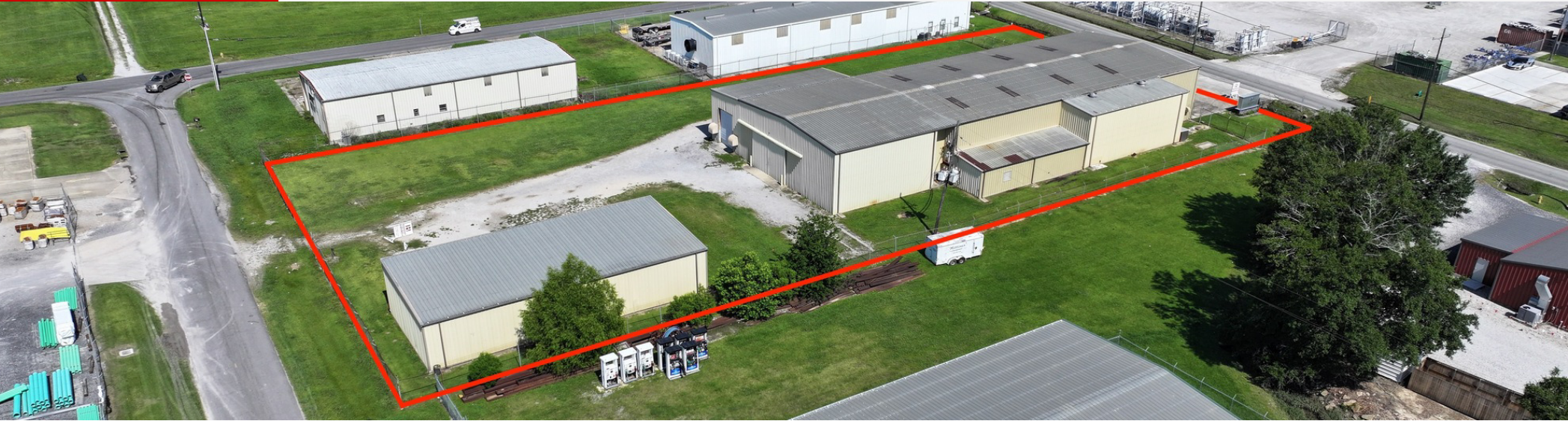
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PROPERTY SUMMARY



Property Description

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

Property Highlights

- Main Building: 15,210+/- SF, including 2,750+/- SF of updated office space and 12,460+/- SF of warehouse space. The property also includes a 2,800+/- SF covered storage building (not included in calculated building SF) on slab, partially enclosed on three sides and previously used for truck/equipment storage. While currently uninsulated, the structure could potentially be insulated and fully enclosed for additional shop space, bringing the total area under roof to 18,010+/- SF.
- 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'; all new LED lighting.
- 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.

Offering Summary

Lease Rate:	\$9,823.13/Month (NNN)
\$ PSF:	\$7.75/SF/Year
Building Size:	15,210 SF
Lot Size:	1.616 AC

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	1,465	14,504	44,343
Total Population	2,729	33,574	104,004
Average HH Income	\$53,589	\$69,072	\$81,125

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ADDITIONAL PHOTOS



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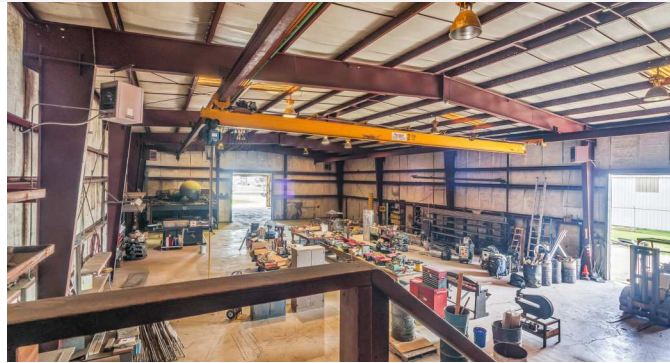
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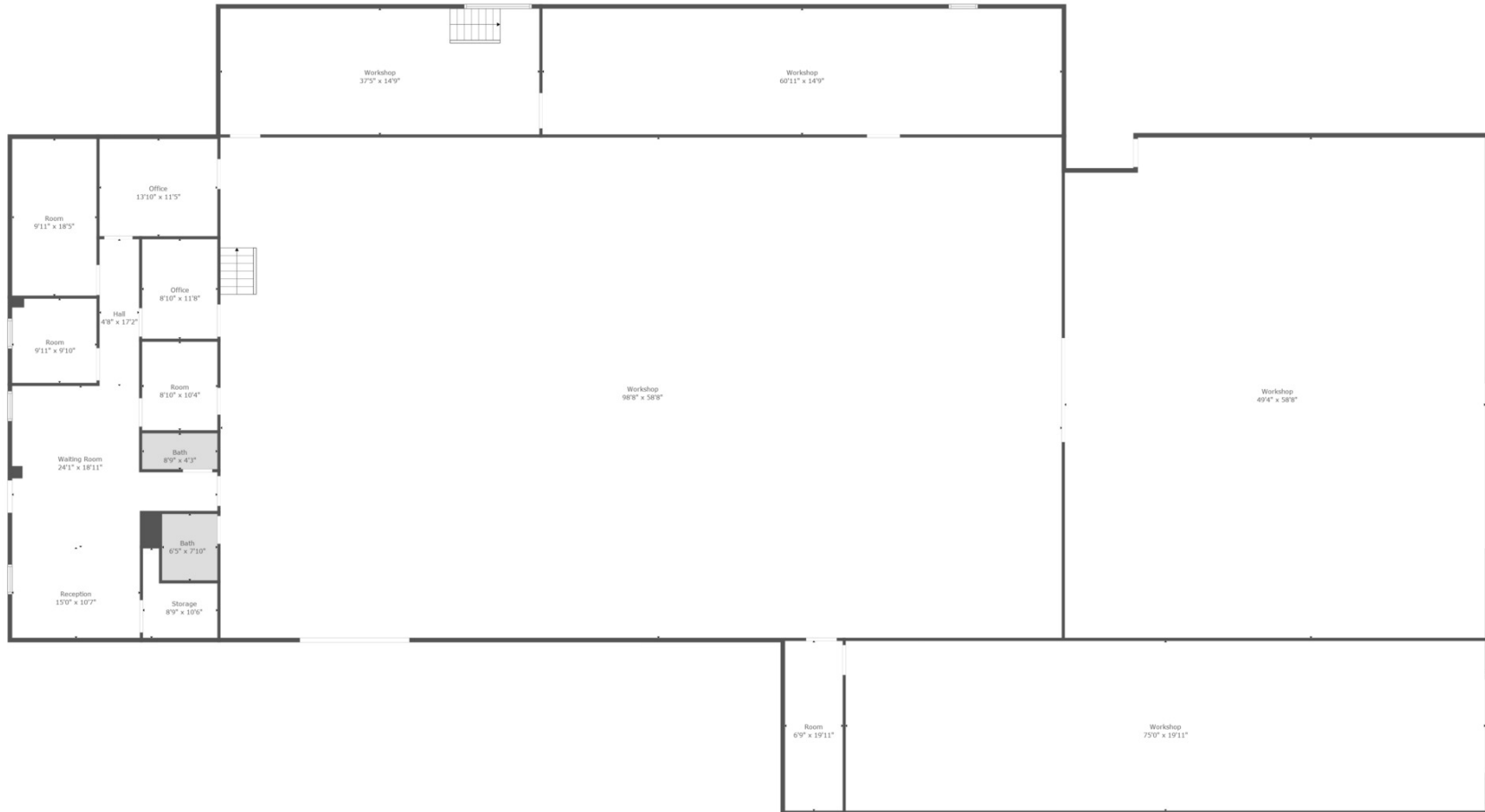
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FLOOR PLAN (LOWER LEVEL)



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



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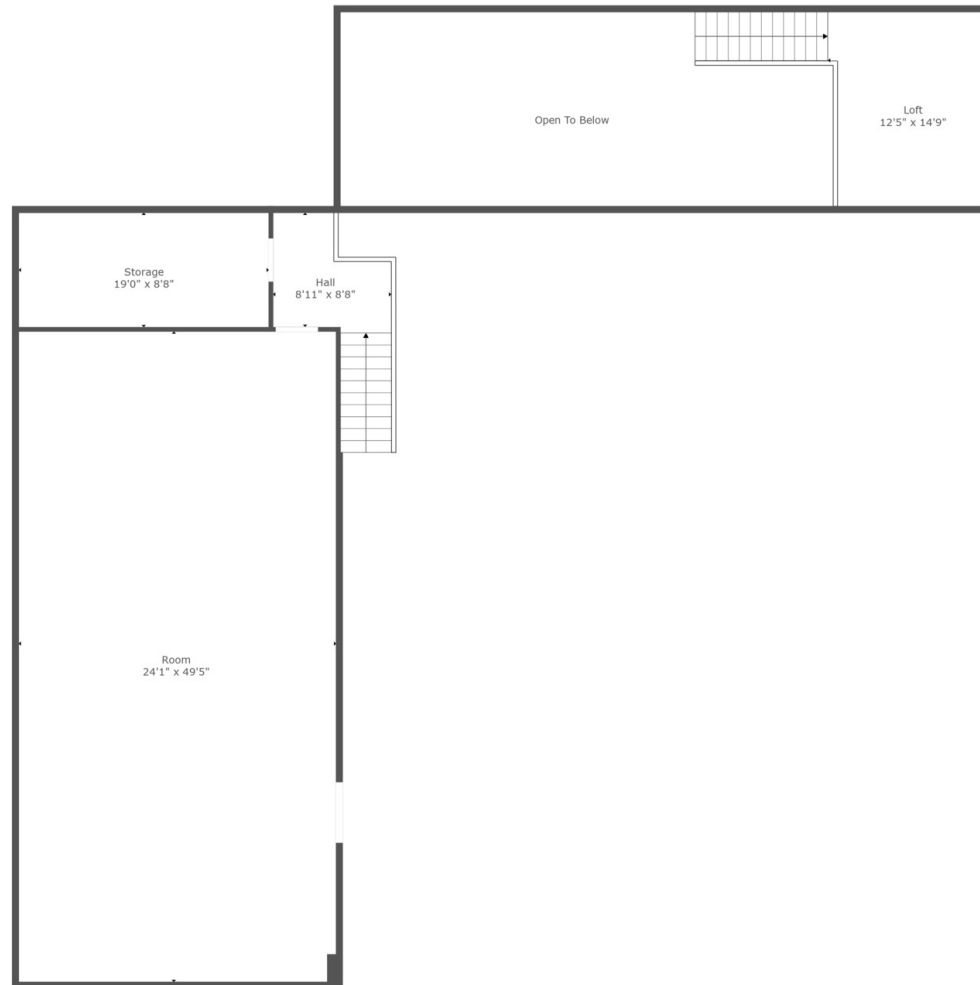
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FLOOR PLAN (UPPER LEVEL)



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



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AERIAL MAP



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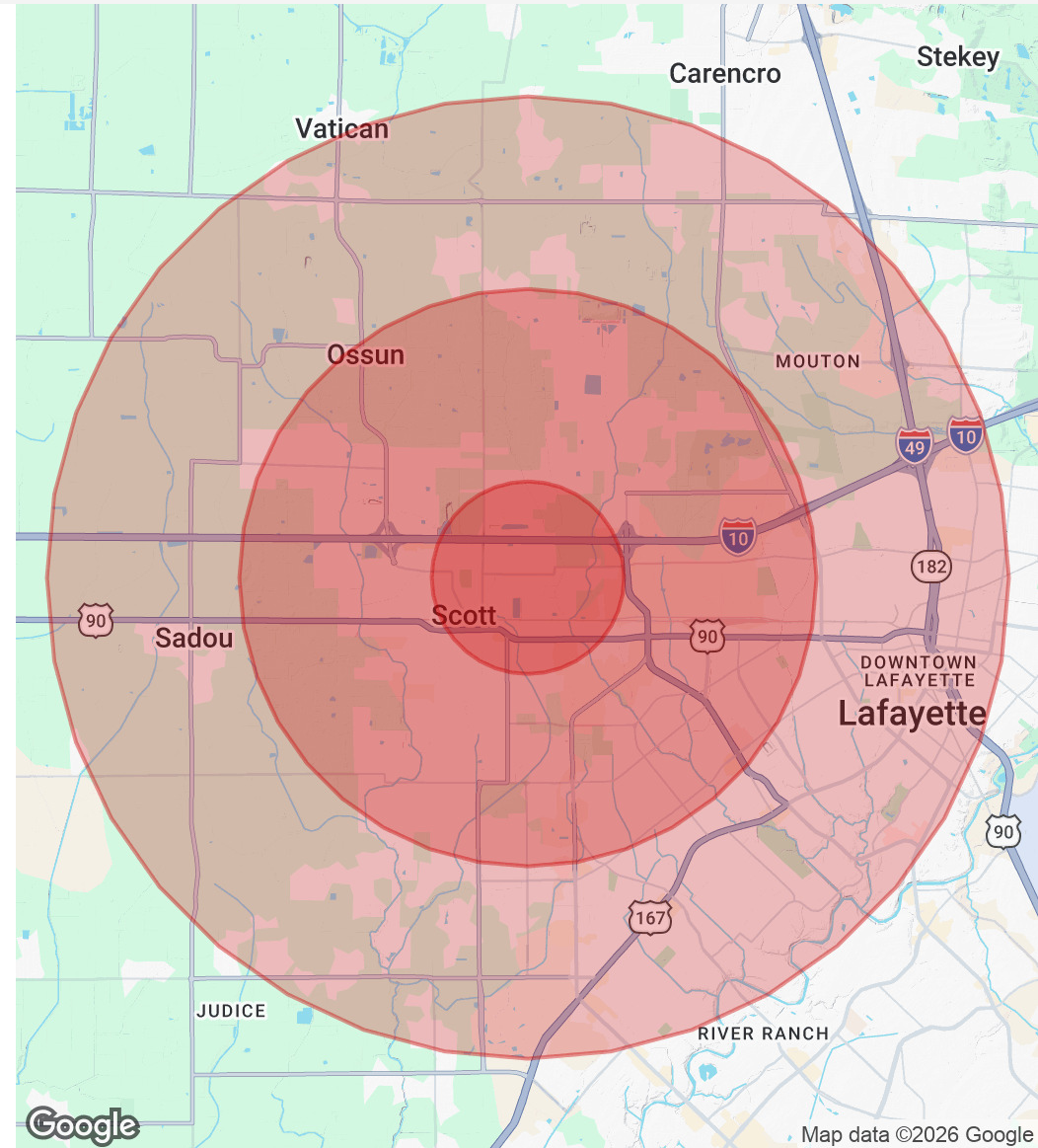
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	2,729	33,574	104,004
Average Age	45.1	37.1	38.2
Average Age (Male)	41.0	36.4	36.5
Average Age (Female)	50.4	37.5	38.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,465	14,504	44,343
# Of Persons Per HH	1.9	2.3	2.3
Average HH Income	\$53,589	\$69,072	\$81,125
Average House Value	\$132,875	\$157,924	\$211,664

2023 American Community Survey (ACS)



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MEET THE TEAM



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