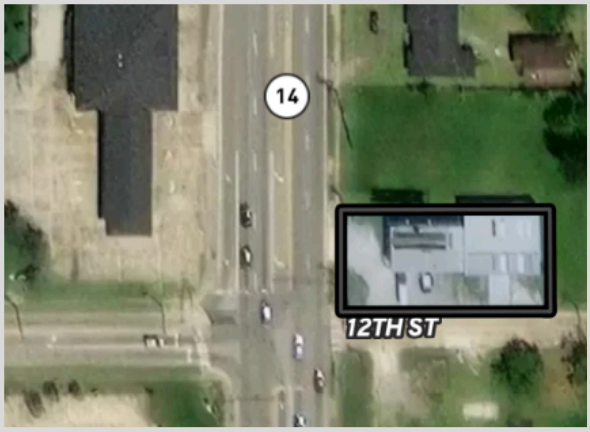


FLEXIBLE COMMERCIAL SPACE IN PRIME LOCATION.

Positioned along Highway 14, this property offers excellent accessibility and a convenient location with quick access to Interstate 10 and I-210, making it ideal for businesses needing efficient access throughout the Lake Charles area.



1925 Highway 14
LAKE CHARLES, LA 70601

\$299,000 **OR** **\$10/SF NNN**
FOR SALE FOR LEASE



IDEAL FOR

Service businesses, contractors, distribution, light industrial, warehouse operations, automotive-related businesses, or professional users seeking a functional office/warehouse facility with convenient interstate access.



BUILDING SIZE

±3,540 SF
±852 SF Office



BUILDINGS

Lobby area, Individual office space, and kitchen



PARKING

Extensive concrete parking



FLEXIBILITY

Four roll-up doors
Conveniently located near I-10 and I-210

PROPERTY HIGHLIGHTS

- ±3,540 SF Total Building
- ±852 SF Air-conditioned Office Space
- Lobby area, individual office space, and kitchen area
- Large warehouse space
- Four (4) roll-up doors
- Easy ingress and egress
- Conveniently located near I-10 and I-210

FUNCTIONAL SPACE. STRATEGIC LOCATION. ENDLESS POTENTIAL.

Whether your business requires a service center, warehouse or distribution facility, contractor headquarters, light industrial space, or a flexible office and warehouse combination, this Highway 14 property offers the functionality, accessibility, and versatility to support your day-to-day operations and future growth.



FOR SALE: \$299,000
FOR LEASE \$10/SF NNN



IDEAL LOCATION IN LAKE CHARLES, LA

For More Information:
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**REDD
PROPERTIES**
1424 Ryan Street

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