

# REDD

Development, Construction,  
Brokerage & Advisory Services

PELOUSAS ST

3020

WARD LINE RD

CHRISTMAN

BJ CEMENT RD

3020

Strategically Located Lot  
*Near I-10*

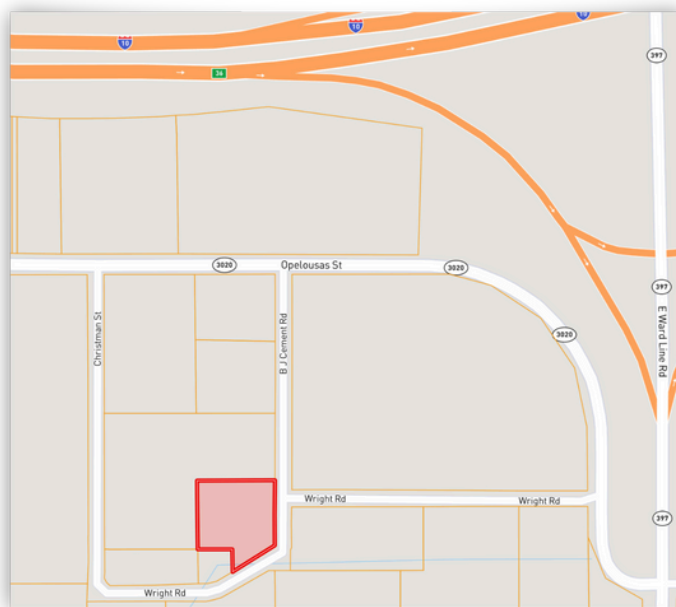
## 397 BJ Cement Rd

Lake Charles, LA 70615

ASKING PRICE **\$789,000**

### PROPERTY DETAILS

- Building is +/-13,000 sf
- Strategically located off of Highway 397 and Opelousas Street, with unparalleled proximity and accessibility to Interstate 10.
- Zoned I-2
- Building is an existing open Shell.
- Has a 5 ton crane with eave heights of 15 feet and ceiling heights of 20 feet.
- 3 roll up doors



For More Information:

**Matt Redd, CCIM, SIOR, CRE**

O: 337 310 0605 C: 337 489 9666

mattredd@reddproperties.com

**WILLIAM BOYER - SENIOR VICE PRESIDENT CBRE - BILL.BOYER@CBRE.COM - (713) 881-0919**

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.  
LICENSED IN LOUISIANA.