



FOR SALE
100% Leased
NNN Investment
390,000+/- SF Industrial

801
RIVERBARGE
STREET
MONROE, LA

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DISCLOSURE STATEMENT

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801 RIVERBARGE STREET



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Investment Profile

Property Summary

This is an exceptional opportunity for investors to acquire a 100%-leased industrial warehouse occupied by a Fortune 500 company in Monroe, Louisiana. The property contains approximately 354,057 SF of ground-level warehouse and office space, with additional mezzanine storage for a total of $\pm 390,899$ SF of gross leasable area. A separate 5,880 $\pm$ SF maintenance shop and wash bay, not included in the GLA total, is also part of the offering.

Designed to meet the demands of modern distribution and flex use, the facility is equipped with 20 dock doors. Strategically located in south Monroe, the property offers convenient access to Highway 165 and is less than four miles south of Interstate 20, providing excellent connectivity for logistics and transportation operations.

MODERN INDUSTRIAL FEATURES

Equipped with 20 dock doors and a 4.5 acre concrete-paved truck court with fenced parking, the facility supports high-capacity logistics operations.

CONVENIENT TRANSPORTATION ACCESS

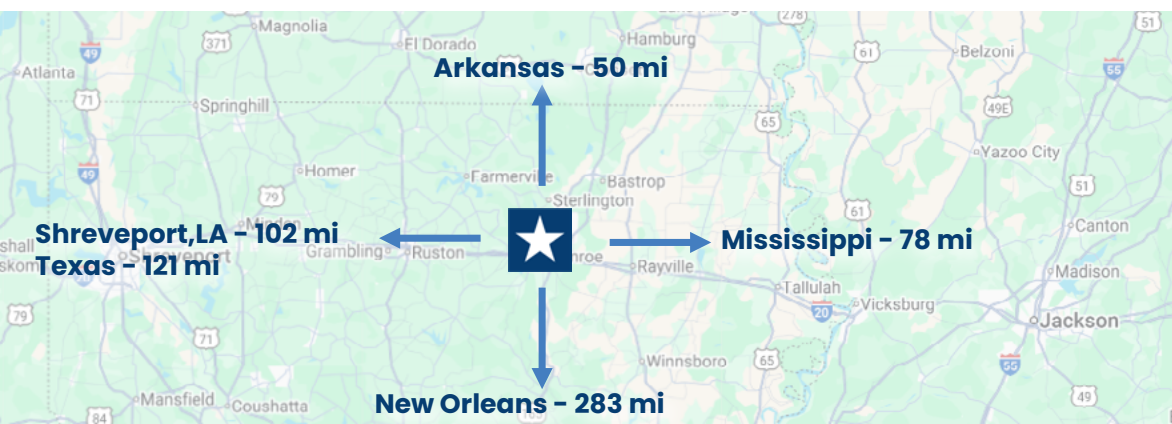
Strategically located in south Monroe, the property offers easy access to Highway 165 and is less than four miles from Interstate 20, ensuring optimal connectivity for transportation and logistics.

COST-EFFECTIVE MARKET

The area's business-friendly environment and competitive operating costs make it an attractive option for industrial tenants.

STRONG REGIONAL CONNECTIVITY

Located along key transportation corridors, including Interstate 20 and Kansas City Southern Railway, Monroe supports seamless distribution across the southeastern United States.



Asset Overview

Tenant Entity	Graphic Packaging / Monroe Warehouse Solutions
Lease Commencement	Oct. 1, 2025
Term	5 Years
Current Annual Rent	\$4.50/SF/YR (based on 365,000 SF)
Increases	2% Annually
Lease Type	NNN
Landlord Responsibilities	Roof & Structure
GLA	390,000
Land Area	16.87 Acres
Construction	Metal/Steel
Docks	20 + 1 Ramp Door
Clear Height	27' - 35'
Sprinkler	Wet Class III
Lighting	T5 (LED w/Motion Sense)
Slab	6"
Roof	Metal/TPO
WH Office Area	1,935 SF
Column Spacing	50'
Sales Price	\$20,100,000
CAP Rate	7.97%
Year 1 NOI	\$1,601,438



801 RIVERBARGE



**4.5-Acre
Concrete-Paved
Truck Court With
Fenced Parking**



**390,899 +/- SF
GLA**
Ground & Mezzanine
Levels

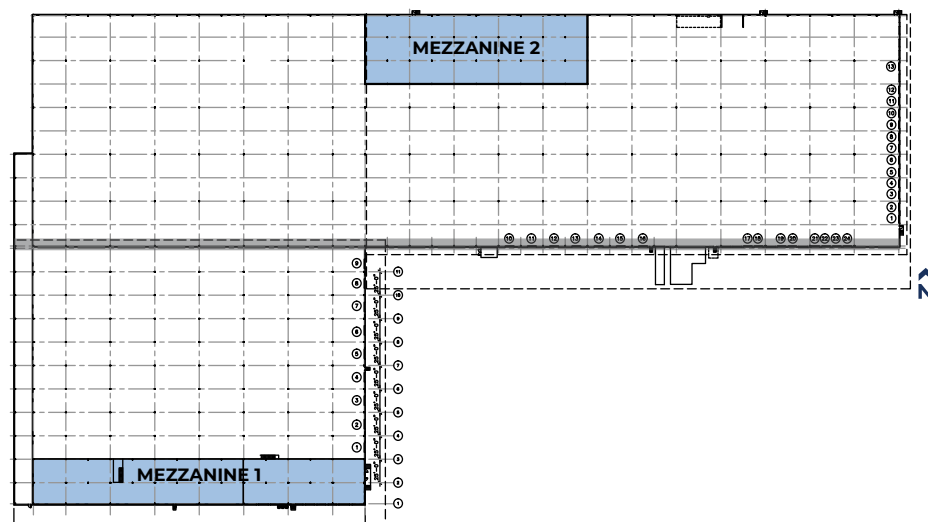
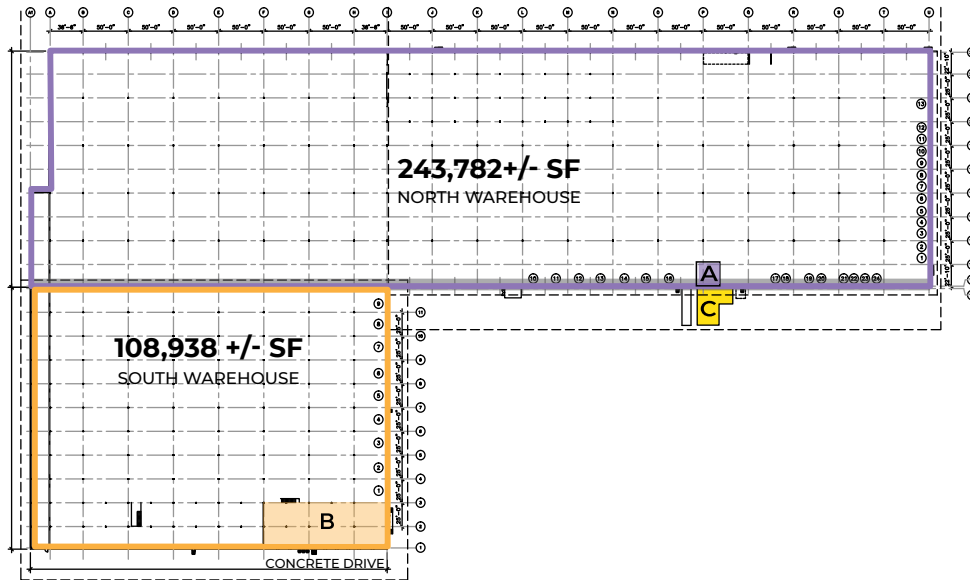


**5,880 +/- SF
Maintenance Shop**

16.87 AC Total

TENANT
FORTUNE
500

Area Summary



Total Offering Area Breakdown:

Ground-Level / Main Warehouse (WH) Area

North Warehouse	243,782 SF
	A Includes 598 SF Office
South Warehouse	108,938 SF
	B Includes 6,500 SF Office (Not in Use)
Combined WH	352,720 SF
Office Space	C 1,337 SF Office
Subtotal Space	354,057 SF

Mezzanine-Level Area

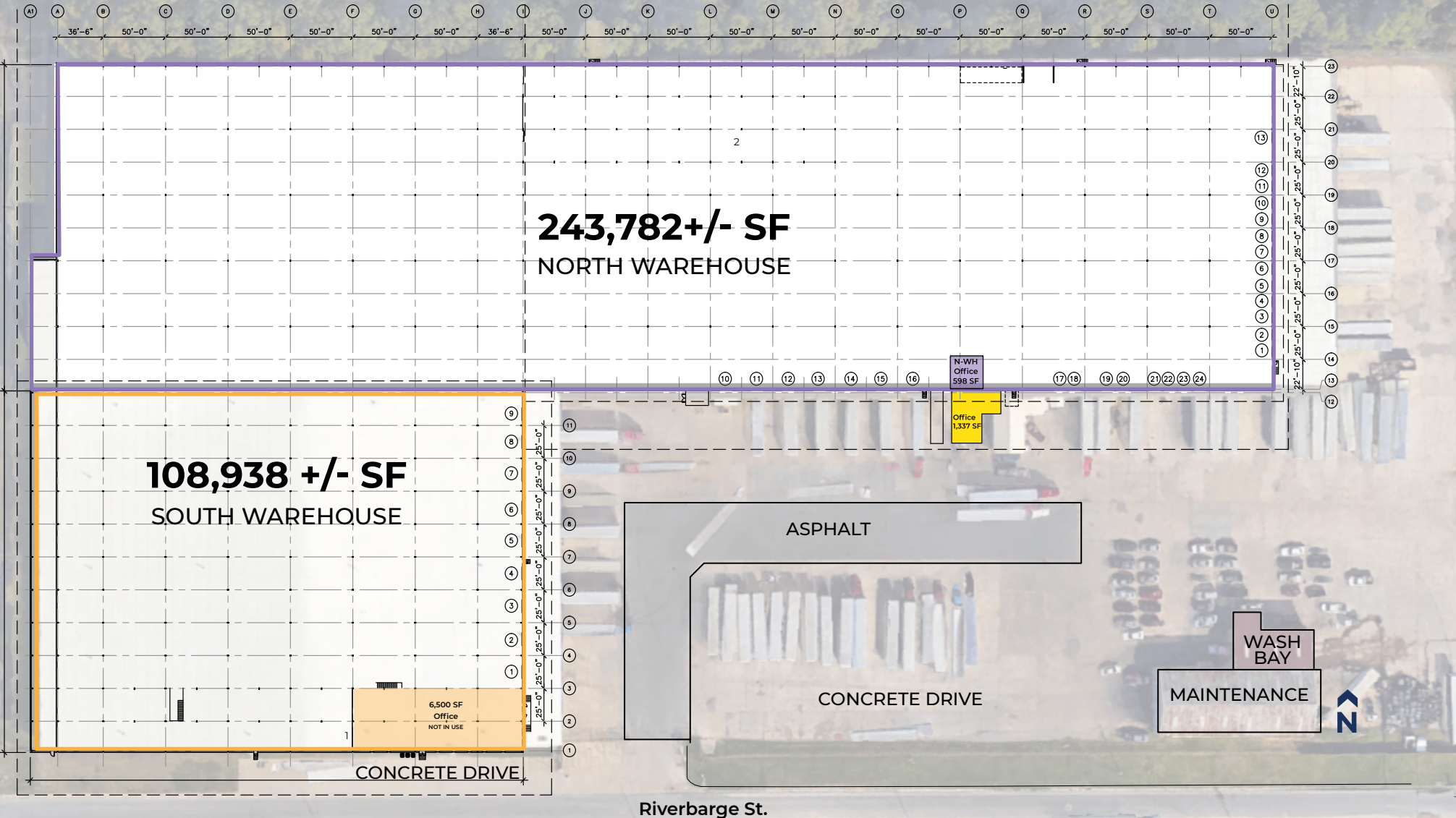
Mezzanine 2	18,900 SF
Mezzanine 1	17,942 SF

Total Area (All Levels)
390,899 SF



Plans

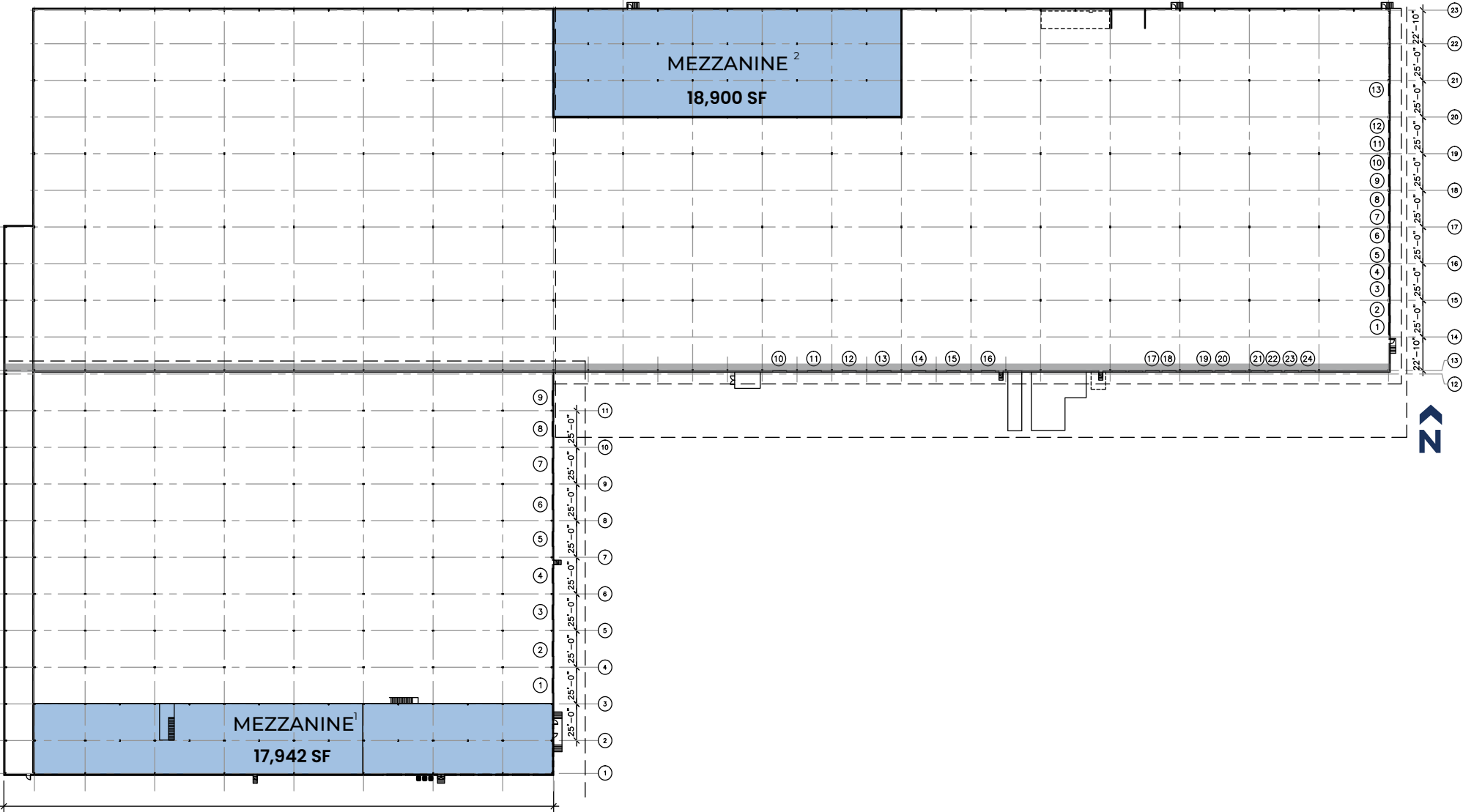
Ground-Level / Main Warehouse Area





Plans

Mezzanine-Level Area



Photos



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)



Monroe, LA Drive Times

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, 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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