



± 33,000 SF
INDUSTRIAL FOR SALE/LEASE

702 E AIRLINE HIGHWAY
GRAMERCY, LA 70052

CBRE

**GRAMERCY INDUSTRIAL
OPPORTUNITY**



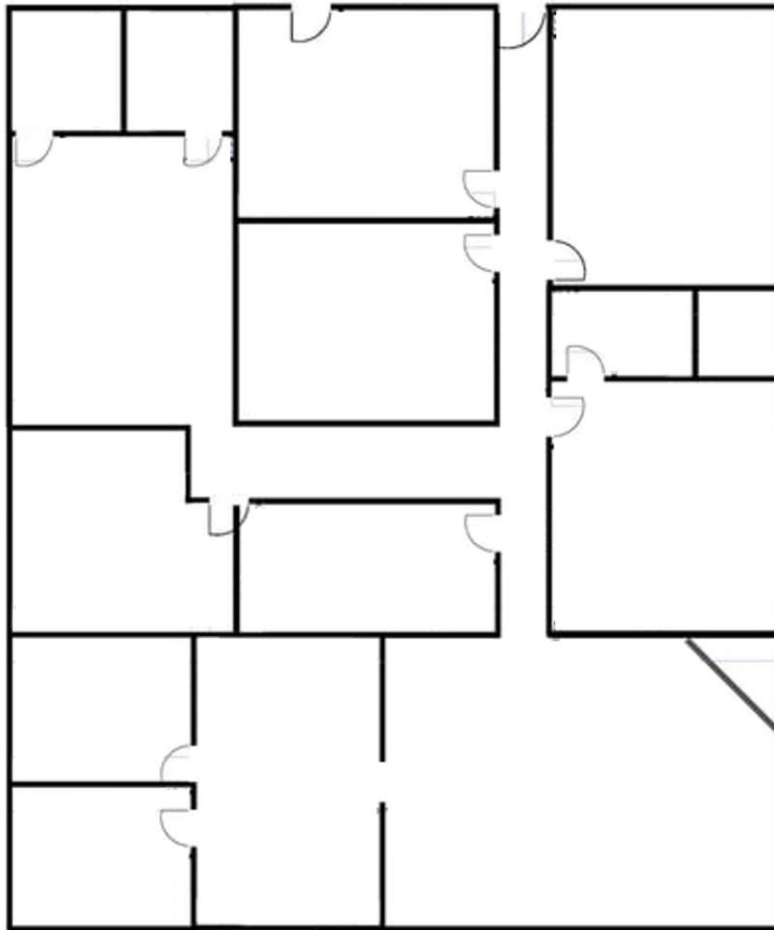
PROPERTY OVERVIEW

Property Highlights

- ±33,000 SF Turn-Key Industrial Facility In Gramercy (Three Buildings)
- ±3,000 Sf Fully Renovated Office Space (2022)
- 3-Phase Electric @ 480V with Confirmed Capacity to Supply up to 2.5MW
- 2.46-Acres Zoned Industrial
- Buildings 1 & 2 Leased Short-Term
- Building 3 is Available for Lease
- Strategically Located to Serve both Baton Rouge & New Orleans Industrial Corridors

TOTAL SIZE:	±33,000 SF
OFFICE SPACE:	±3,000 SF
SALES PRICE:	\$1,700,000
PRICE PER SF:	\$51.52
BLDG 3 LEASE RATE:	\$4.50 PSF
	(NNN)

OFFICE PLAN



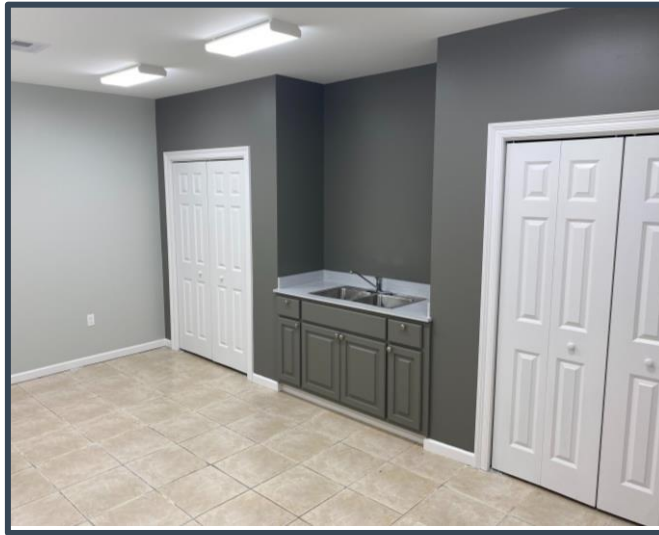
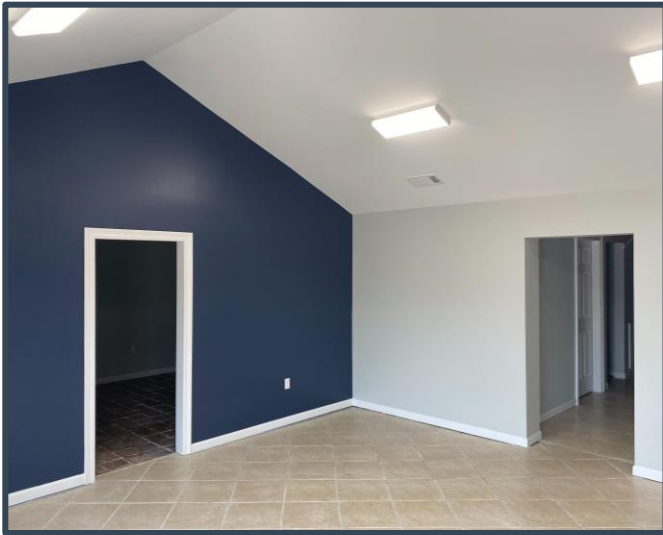
±3,000 SF

For Illustration Purposes Only

EXTERIOR PHOTOS



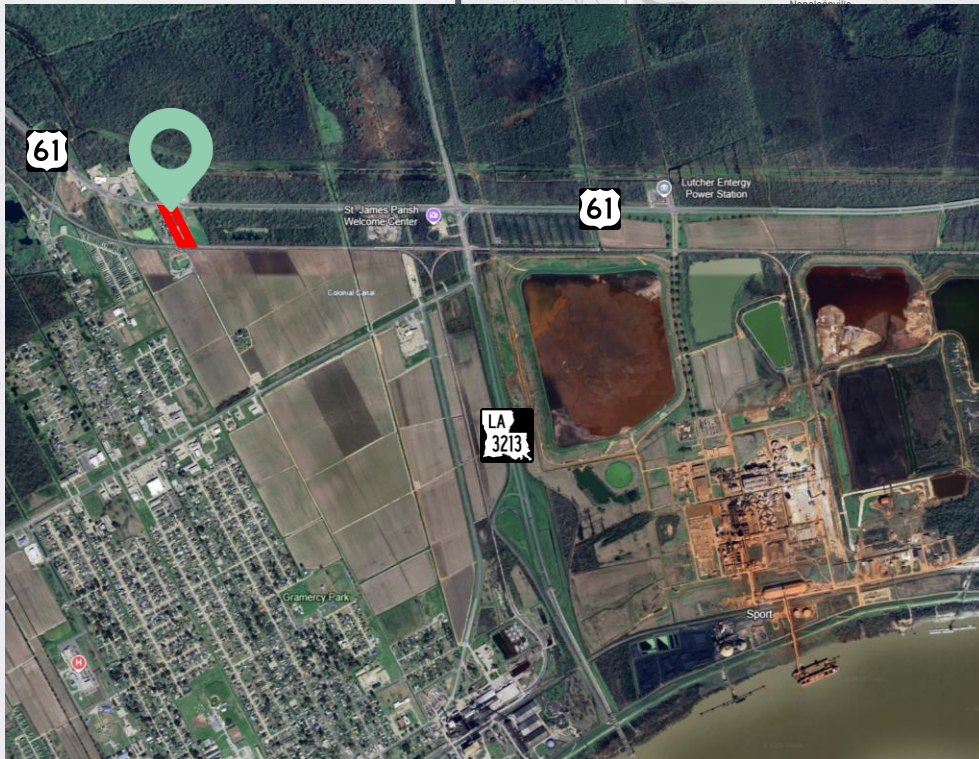
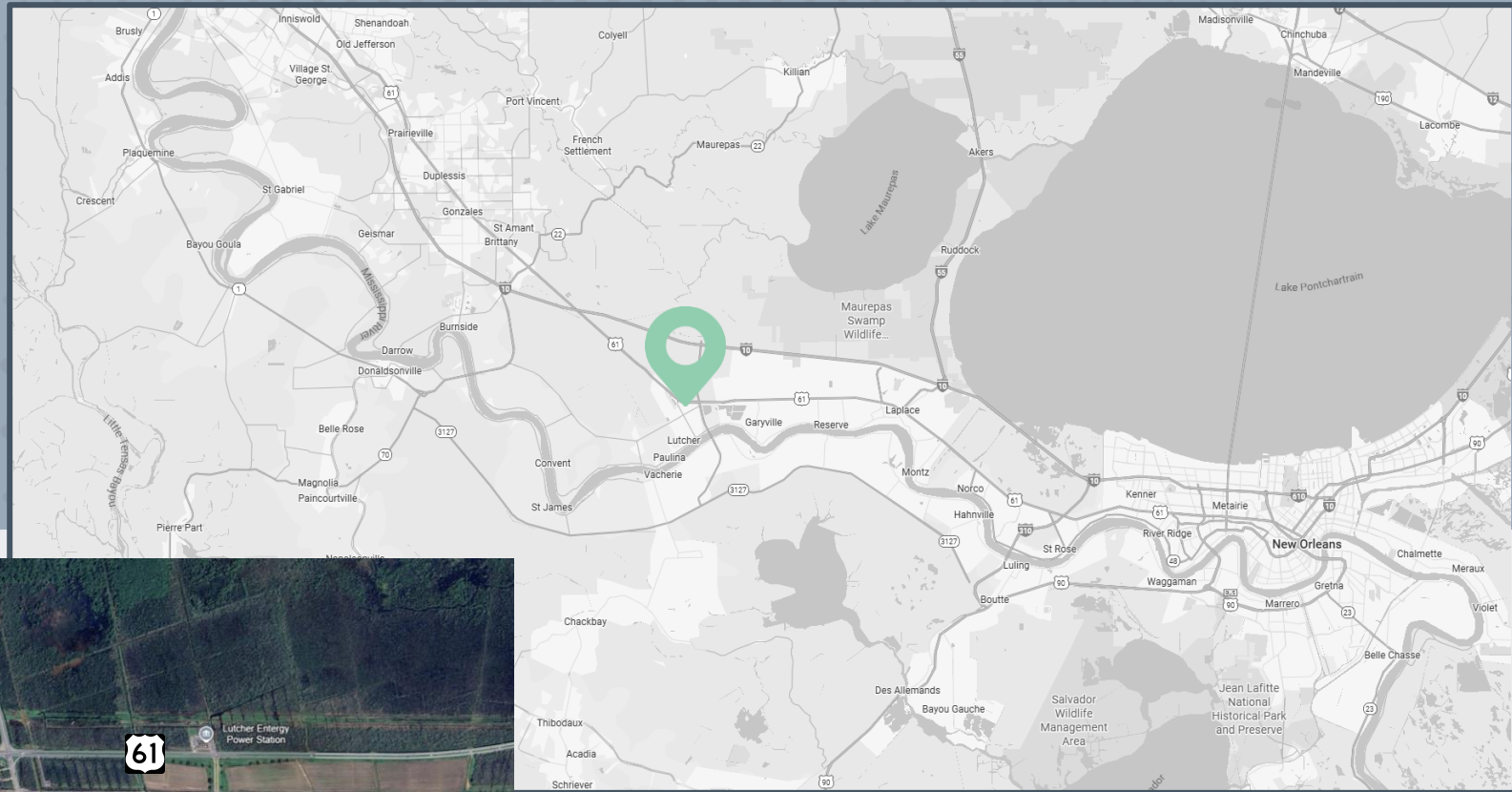
INTERIOR PHOTOS



AERIAL MAP



LOCATION MAPS



**Central to South Louisiana's
Industrial Corridor**

**Convenient Access to Baton
Rouge/NoLa and West Bank**

**Strong Surrounding
Workforce**

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