stirling

FOR LEASE/SALE



INDUSTRIAL BUILDING

1402 BRIDGEVIEW DR. | PORT ALLEN, LA

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INDUSTRIAL PROPERTY FOR LEASE/SALE

1402 Bridgeview Dr. Port Allen, LA

PROPERTY OVERVIEW

- This property is located on the west side of the Mississippi River directly across from Baton Rouge, LA and fronts on Bridgeview Drive in Westport Industrial Park, West Baton Rouge Parish, City of Port Allen, LA 70767. The site benefits from outstanding I-10 visibility (79,400 +/- VPD).
- Great Location and great access!! Located between two I-10 interchanges: via I-10 (exit 151) at LA 415/Lobdell Hwy interchange and I-10 (exit 153) at LA Hwy 1/Port Allen interchange. The property is positioned on the north side of I-10 and Bridgeview Drive, adjoining west side of "Kenworth of South Louisiana".
- The site is level, drains well (in Flood Zone X), and has concrete paved parking on the south and west sides of the building with 86 parking spaces. There is also concrete paved 86' deep truck court at the rear of the building. Entire property is well-maintained and is in good condition. Suite 6 is unfinished, except for concrete floor slabs, and needs buildout for user.



OFFERING SUMMARY

Lease Rate:	$8.00 PSF - $12.00 PSF (Range based on "As-Is" or Finished)
Lease Type:	NNN
Available SF:	12,700± S.F. (All or Part)
Building Size:	± 38,894 SF
Lot Size:	Adjacent 2.4+ Vacant Acres (If Needed)

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BUILDING INFORMATION

Building Size	38,894 SF - Class A Steel Construction
Tenancy	Multiple
Ceiling Height	34 ft eave at Front. 22 ft eave at Rear
Minimum Ceiling Height	22 ft eave at Rear
Number of Floors	1
Year Built	2014
Power	3 Phase Available
Overhead Doors	Five 14'W. X 15'H. & One 12'X12', Rollup, Drive-Thru., Grade-level Doors
Loading Well	No (Can be added)
Sprinkler	Yes
Drive-Thru Bays	6
Truck Court	Concrete Paved, Rear Loading, 86' Deep
Access	From two interchanges on I-10, and from LA Hwy 1 (Alexander Ave) and LA 415 (Lobdell Hwy)
Zoning	L-3 (Heavy Industrial) For both building and vacant lot
Construction:	Pre-engineered steel frame on grade level concrete slab. Metal roof and exterior walls, Roll on, vinal back insulation on ceiling & perimeter walls.
Outside Paving:	61,000± S.F. concrete paved sidewalks, drives, and parking. Includes 86' deep truck court with parking at rear (N.) side of bldg. plus 86 parking spaces at front and W. side of bldg.
Condition:	Very well maintained.

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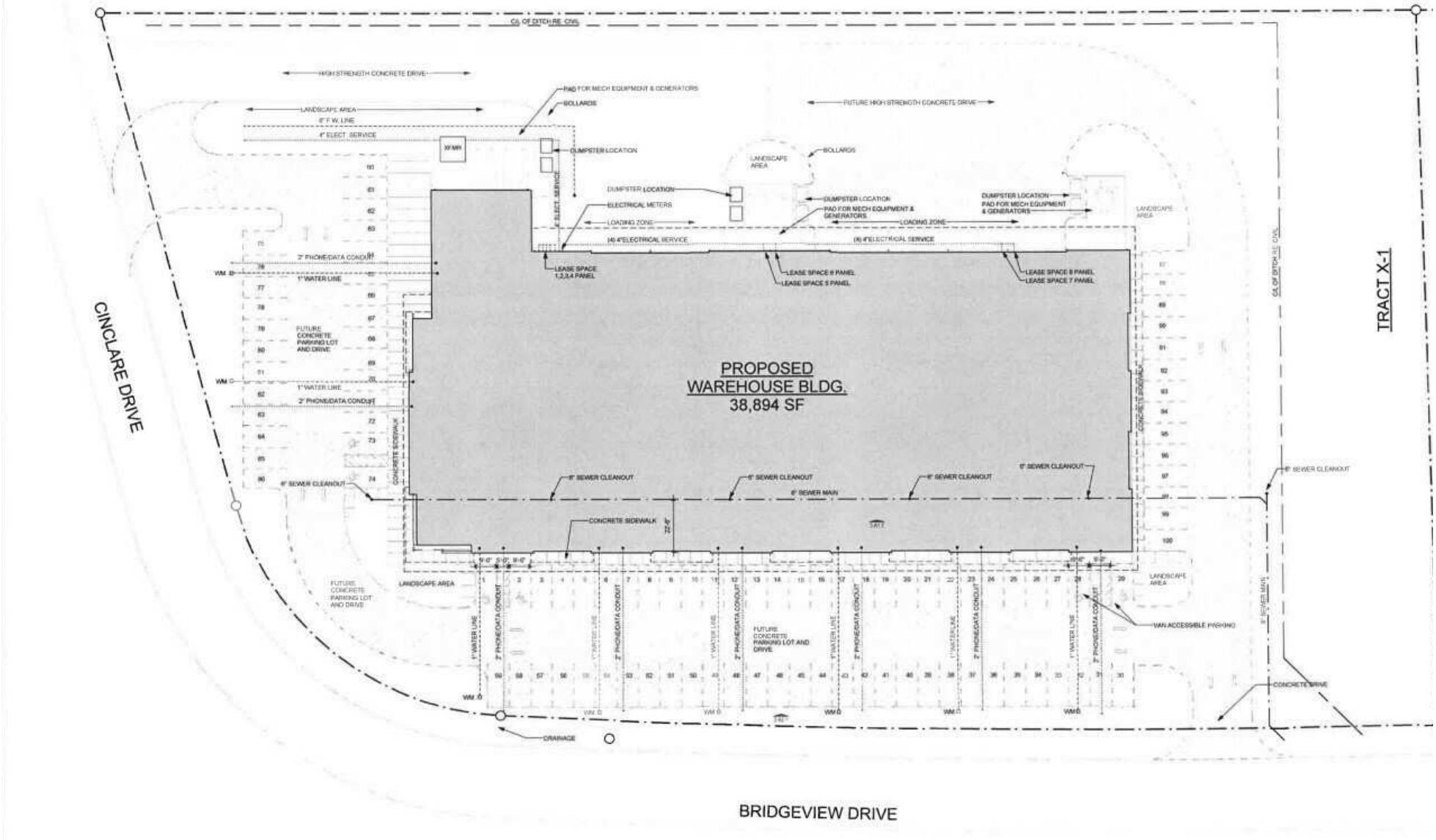
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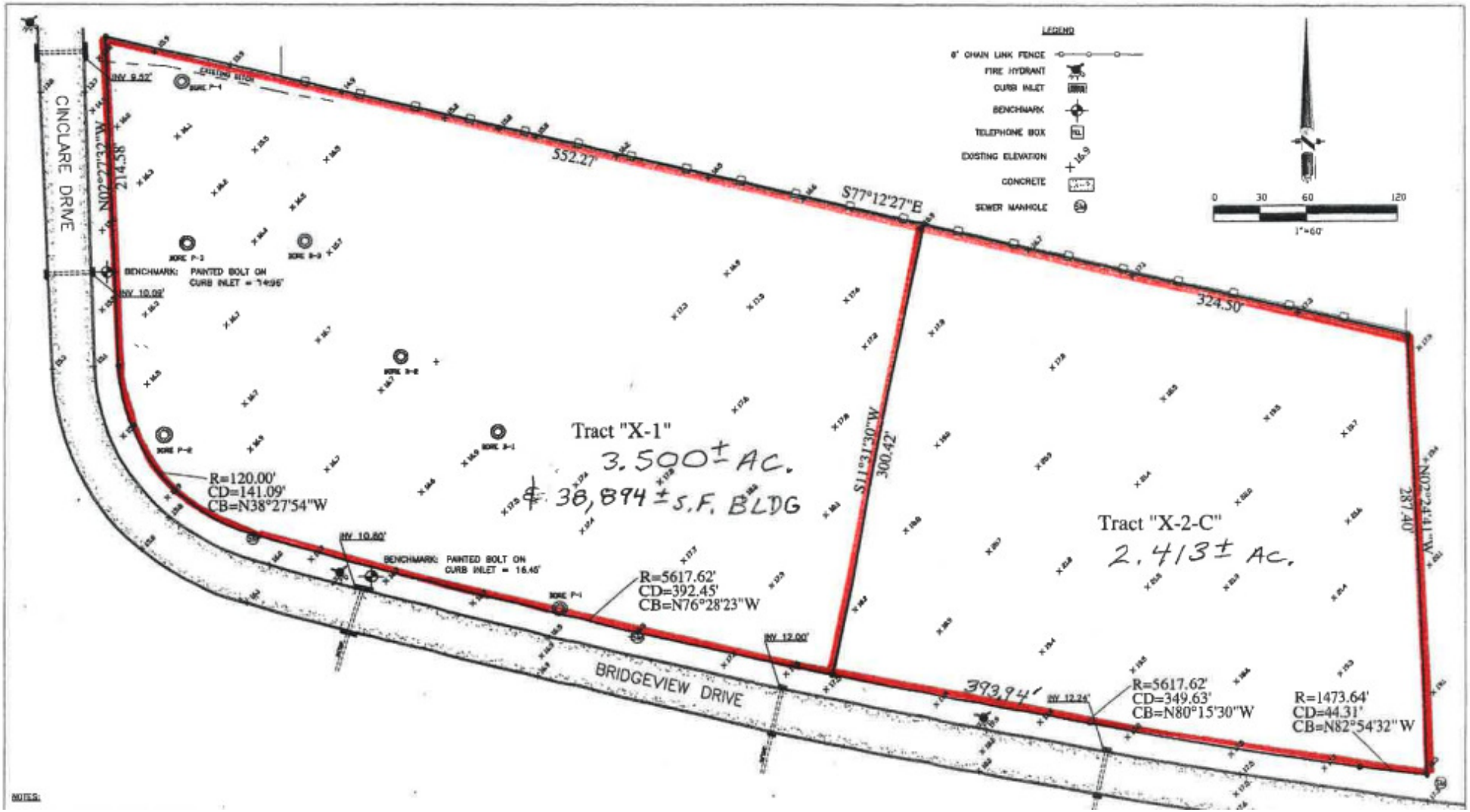

CINCLARE DRIVE
TRACT X-1
BRIDGEVIEW DRIVE
PROPOSED
WAREHOUSE BLDG.
38,894 SF
HIGH STRENGTH CONCRETE DRIVE
FUTURE HIGH STRENGTH CONCRETE DRIVE
PAD FOR MECH EQUIPMENT & GENERATORS
BOLLARDS
LANDSCAPE AREA
8" F.W. LINE
4" ELECT. SERVICE
DUMPSTER LOCATION
ELECTRICAL METERS
LOADING ZONE
(4) 4"ELECTRICAL SERVICE
LEASE SPACE 1,2,3,4 PANEL
LEASE SPACE 6 PANEL
LEASE SPACE 5 PANEL
LEASE SPACE 8 PANEL
LEASE SPACE 7 PANEL
2" PHONE/DATA CONDUIT
1" WATER LINE
FUTURE CONCRETE PARKING LOT AND DRIVE
CONCRETE SIDEWALK
6" SEWER CLEANOUT
6" SEWER MAIN
WM-D
WM-C
WM-D
WM-D
WM-D

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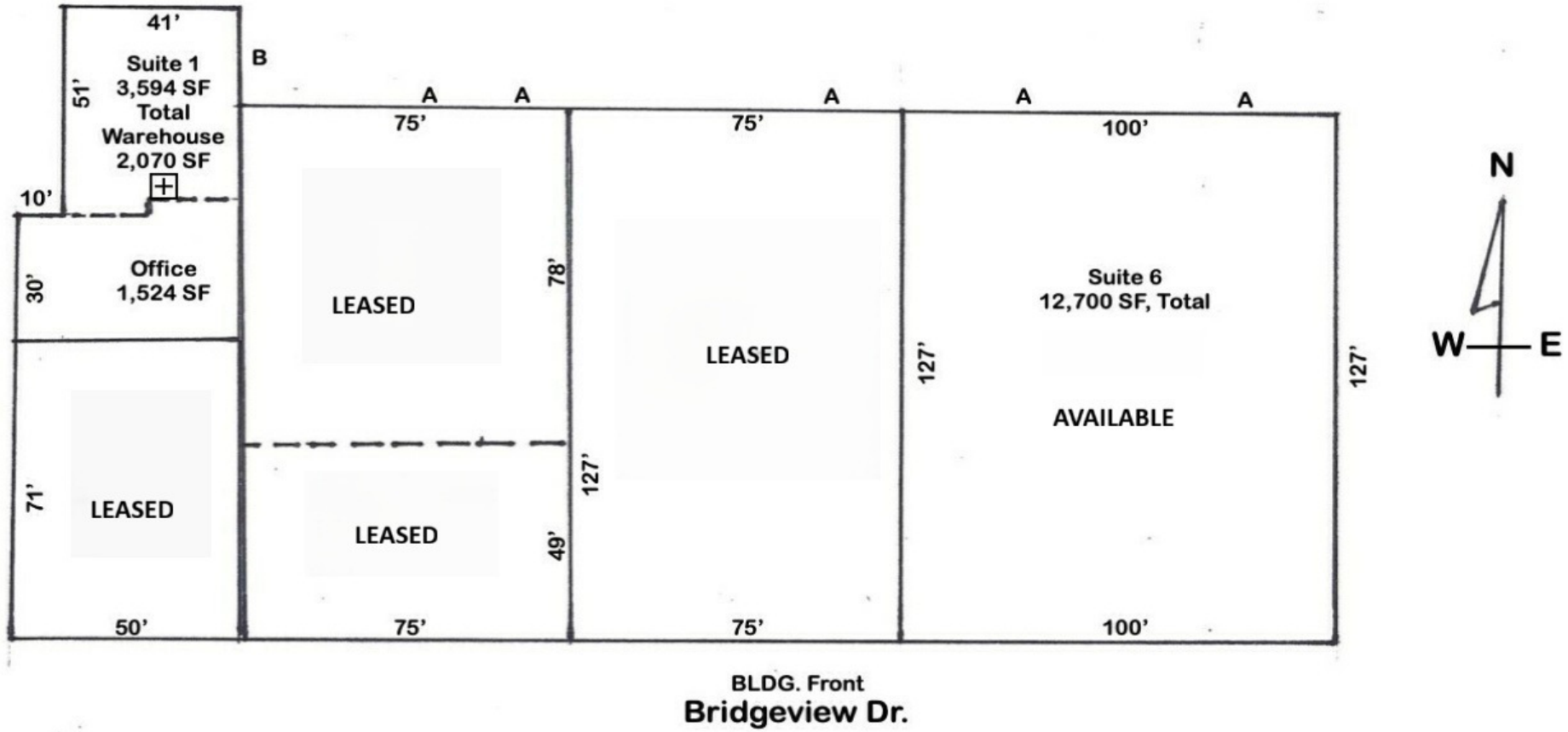
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Total BLDG Area: 38,894 SF

BLDG. Floor Plan
A= 14'W x 15'H Drive Thru O.H.D.
B= 12'x12' Drive Thru O.H.D.



All Sizes and Dimensions are approximate and subject to verification and change

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View from East to West



View from West to East



Suite 6, from rear to front



Suite 6, from front to rear



Suite 6

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