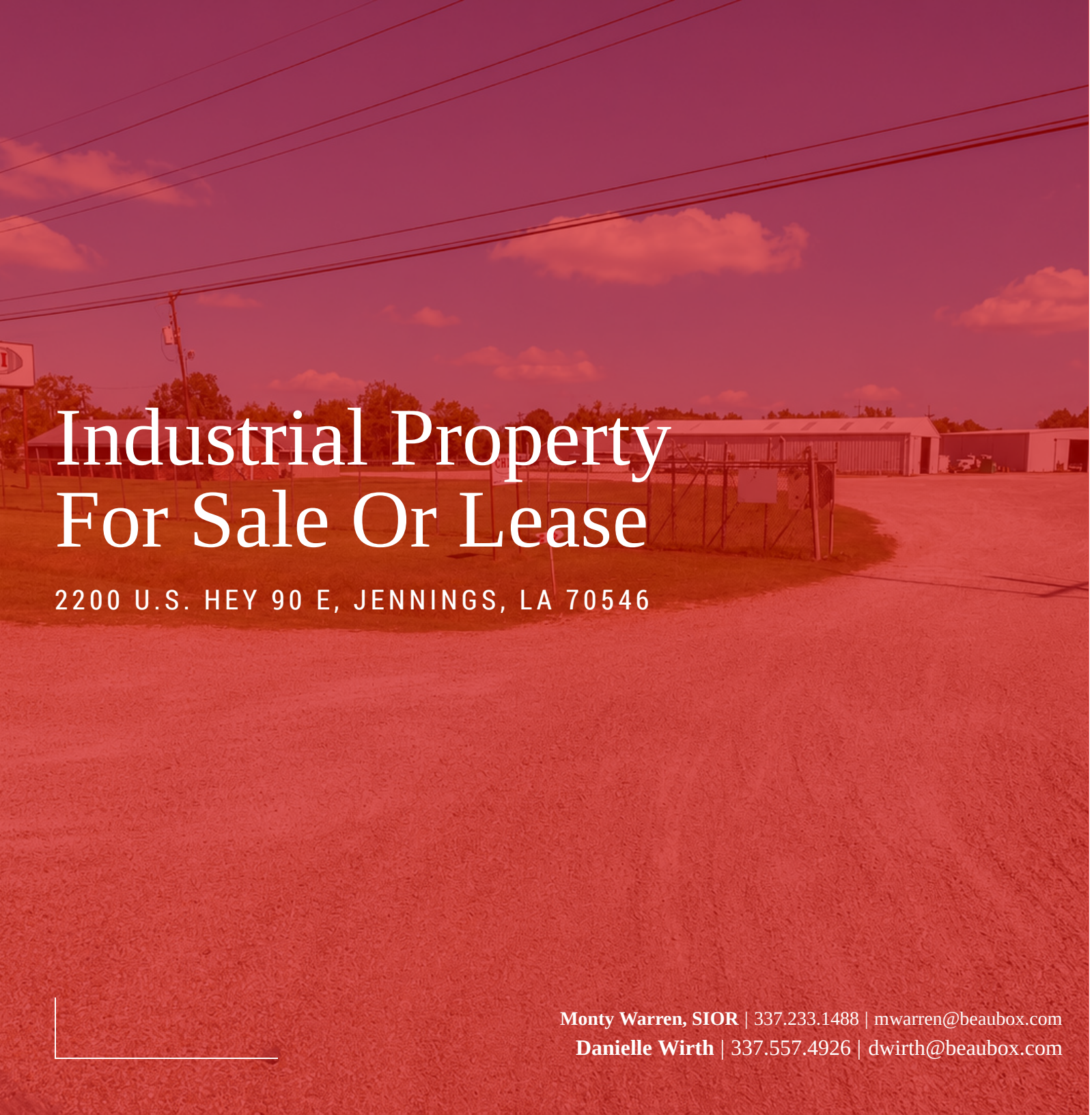


Industrial Property For Sale Or Lease

2200 U.S. HEY 90 E, JENNINGS, LA 70546

BEAU BOX REAL ESTATE

Monty Warren, SIOR | 337.233.1488 | mwarren@beaubox.com
Danielle Wirth | 337.557.4926 | dwirth@beaubox.com

Jennings Industrial Facility For Sale or Lease

2200 U.S. Hwy 90 E, Jennings, LA 70546

PROPERTY SUMMARY



Property Description

Multi-building office/warehouse property totaling ±24,900 SF on ±11.5 acres along Highway 90 in Jennings, LA. The property includes ±6,700 SF of office space and ±18,200 SF of warehouse space. Two warehouse buildings totaling ±7,200 SF are currently leased, leaving ±17,700 SF available, consisting of ±6,700 SF of office space and an ±11,000 SF warehouse. The site is primarily stabilized with limestone and provides strong Highway 90 visibility, convenient access, and functional truck circulation.

Property Highlights

- ±24,900 SF multi-building office/warehouse property on ±11.5 acres
- ±17,700 SF currently available
- Available space includes ±6,700 SF of office space and an ±11,000 SF warehouse
- Mostly stabilized limestone yard with approximately ±11 usable acres
- Highway 90 frontage with strong visibility, convenient access, and truck circulation
- Available for sale, with remaining space also offered for lease

Offering Summary

Sale Price:	$850,000
Lease Rate:	$5.50/SF/Year (NNN)
Lot Size:	11.5 Acres
Building Size:	24,900 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	154	3,436	4,806
Total Population	360	8,604	12,047
Average HH Income	$62,720	$68,024	$70,957

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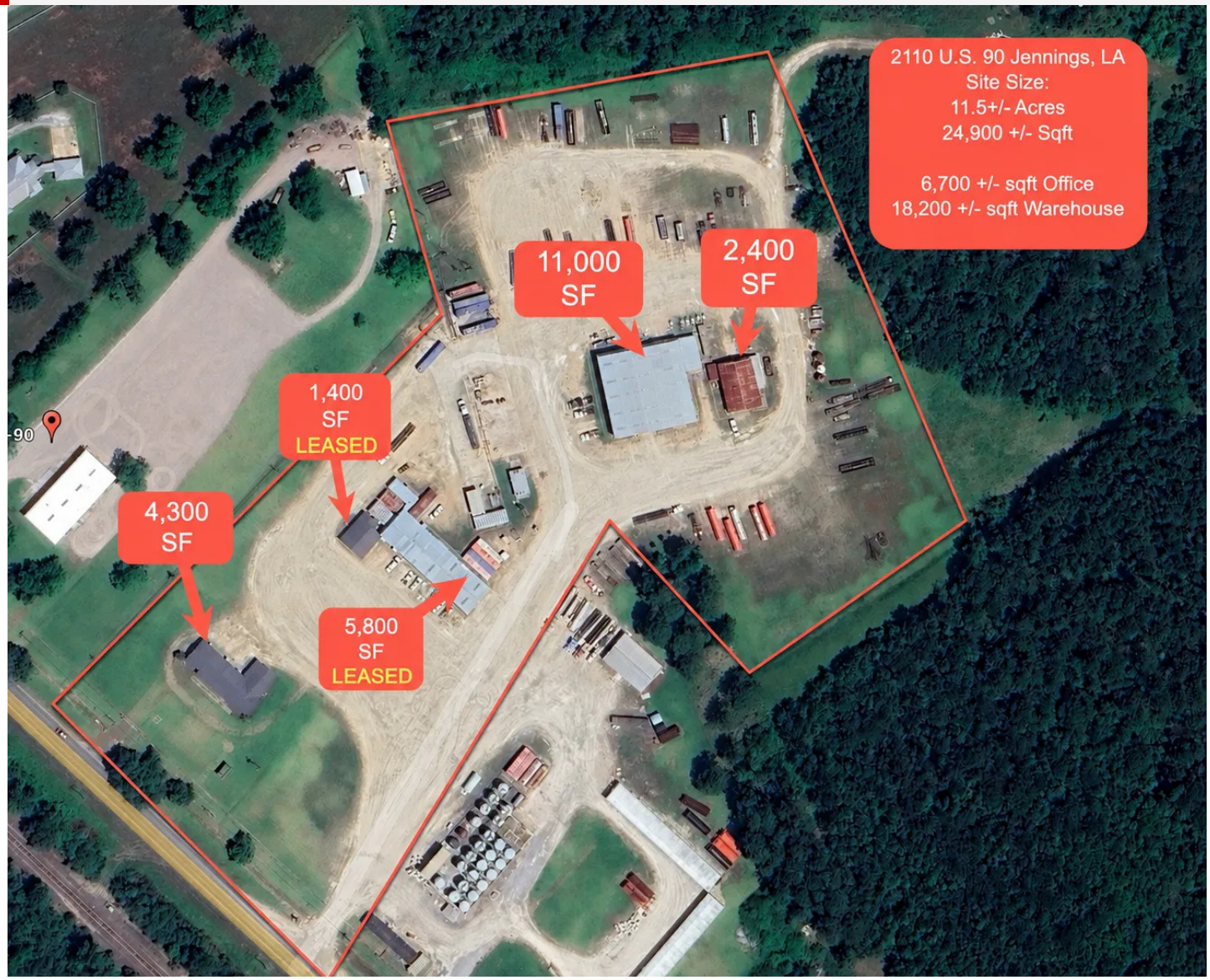
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2220 U.S. 90

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ADDITIONAL PHOTOS



Monty Warren, SIOR
337.233.1488
mwarren@beaubox.com

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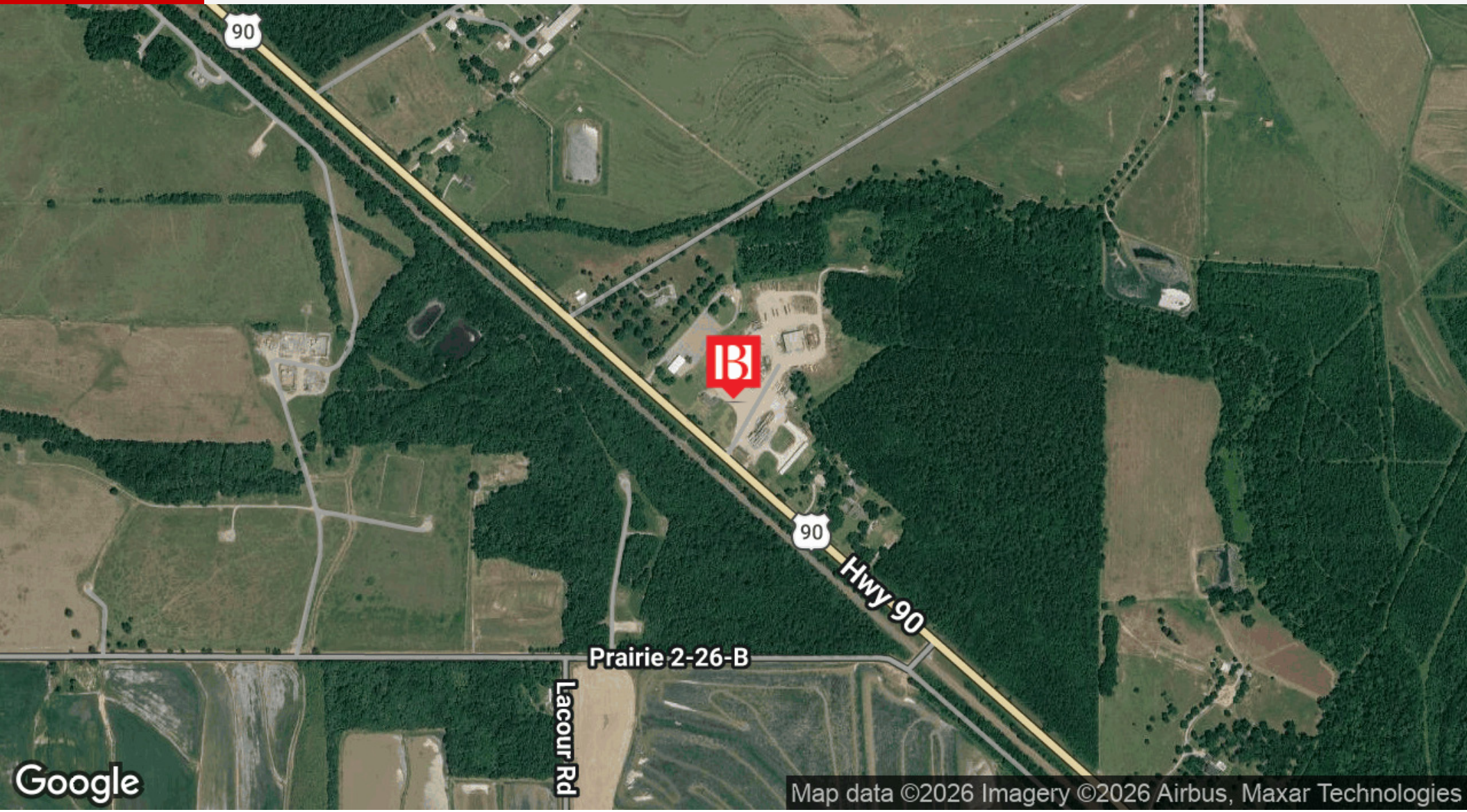
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2220 U.S. Hwy 90 E, Jennings, LA 70546

LOCATION MAP



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mwarren@beaubox.com

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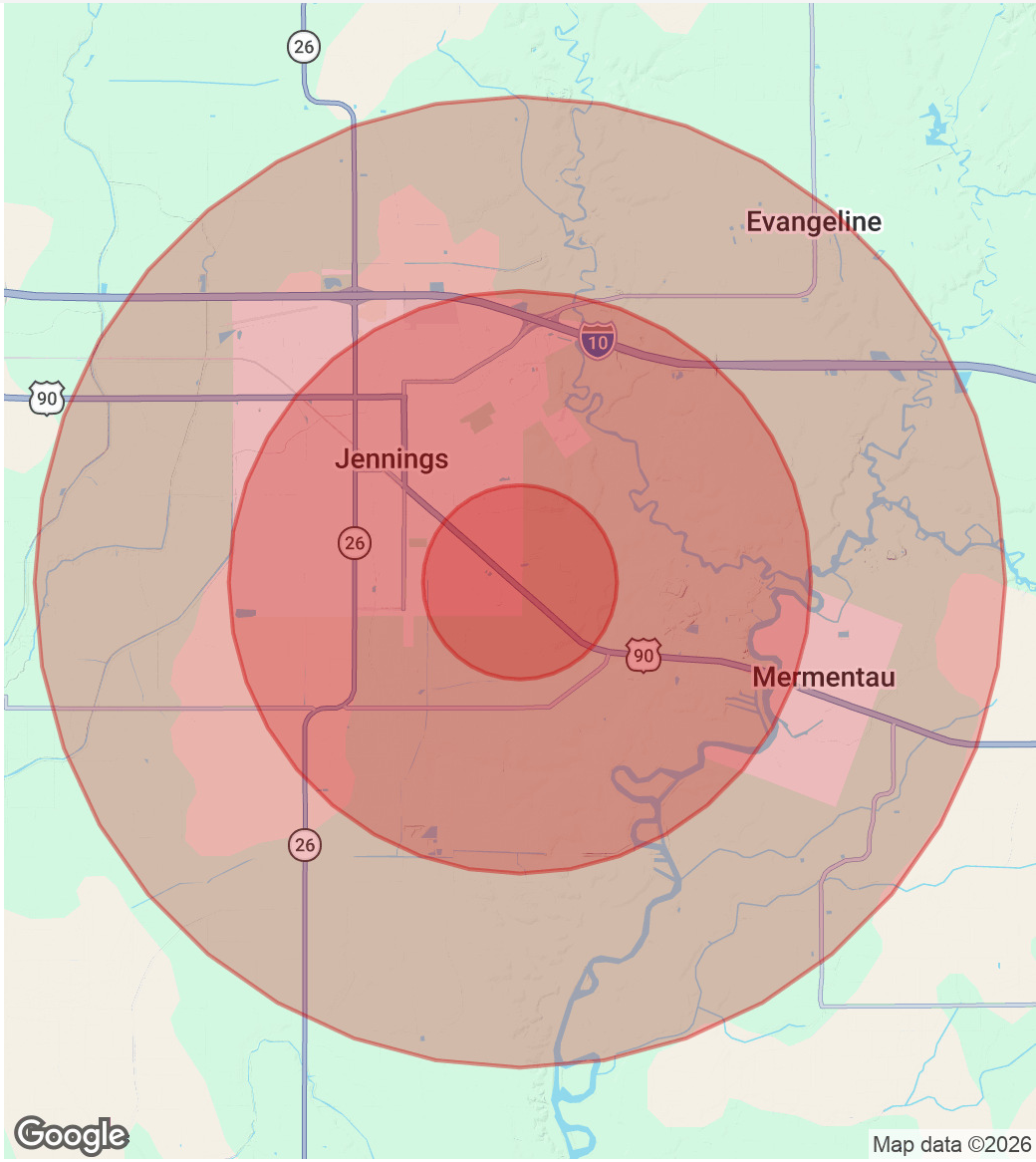
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	360	8,604	12,047
Average Age	38.7	41.3	41.0
Average Age (Male)	46.5	38.5	38.9
Average Age (Female)	30.9	38.9	38.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	154	3,436	4,806
# Of Persons Per HH	2.3	2.5	2.5
Average HH Income	$62,720	$68,024	$70,957
Average House Value	$167,966	$179,567	$167,803

2023 American Community Survey (ACS)



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BEAU BOX REAL ESTATE

MEET THE TEAM



Monty Warren, SIOR

VP/Partner

Direct: 337.233.1488 **Cell:** 337.962.5522
mwarren@beaubox.com



Danielle Wirth

Agent

Direct: 337.557.4926
dwirth@beaubox.com

LA #2982

Monty Warren, SIOR
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