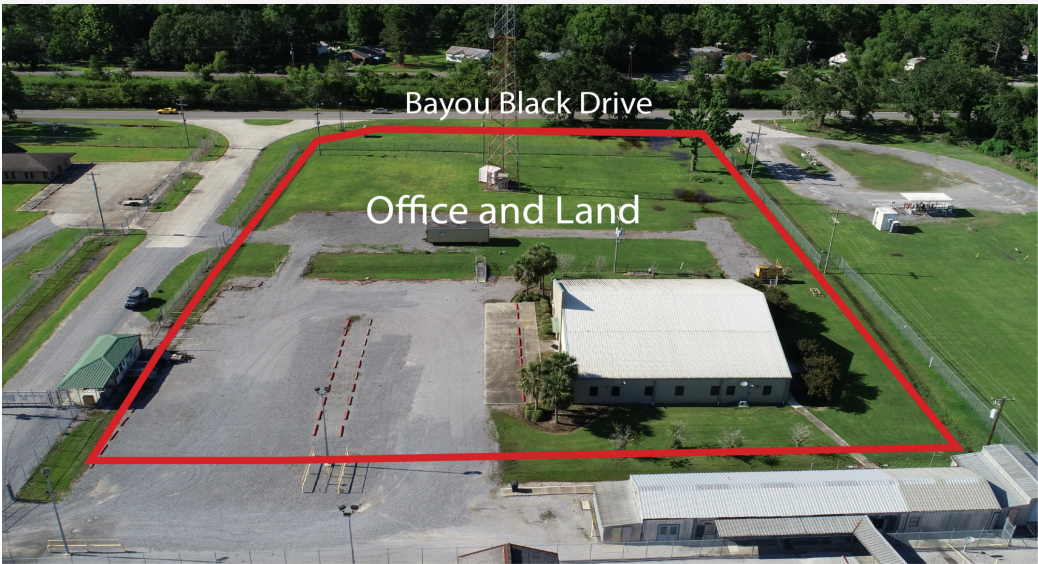


5313 Bayou Black Drive
Gibson, LA 70356

PROPERTY SUMMARY



Property Description

A quality Class B office building located in rural Terrebonne Parish, LA. Built in 2007 the interior finish includes solid wood interior doors, fluorescent lighting and a floor covering combination of carpet in the offices and large meeting room and laminate tile in the hallways and common areas.

Layout: 25 private offices, one large meeting/presentation room (28'X34'), one small conference room, break room/kitchen, mens and womens restrooms, one individual handicap restroom, network/IT room, janitorial - storage room and a large file room with built a built in filing cabinet system.

Property Highlights

- Free standing office building - single tenant occupancy
- Ample parking with additional acreage for laydown yard or similar.
- Furniture included with property
- Close proximity to Amelia, Morgan City and Houma, LA

Marshall A. Rice
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Offering Summary

RECENTLY REDUCED SALES PRICE

Lease Rate:	\$7.00 / SF NNN
Lot Size:	3.2 Acres
Building Size:	7,650 SF

Demographics	5 Miles	10 Miles	20 Miles
Total Households	653	7,228	74,556
Total Population	1,701	17,335	177,026
Average HH Income	\$66,196	\$71,329	\$62,900



5313 Bayou Black Drive

Gibson, LA 70356

LOCATION MAP

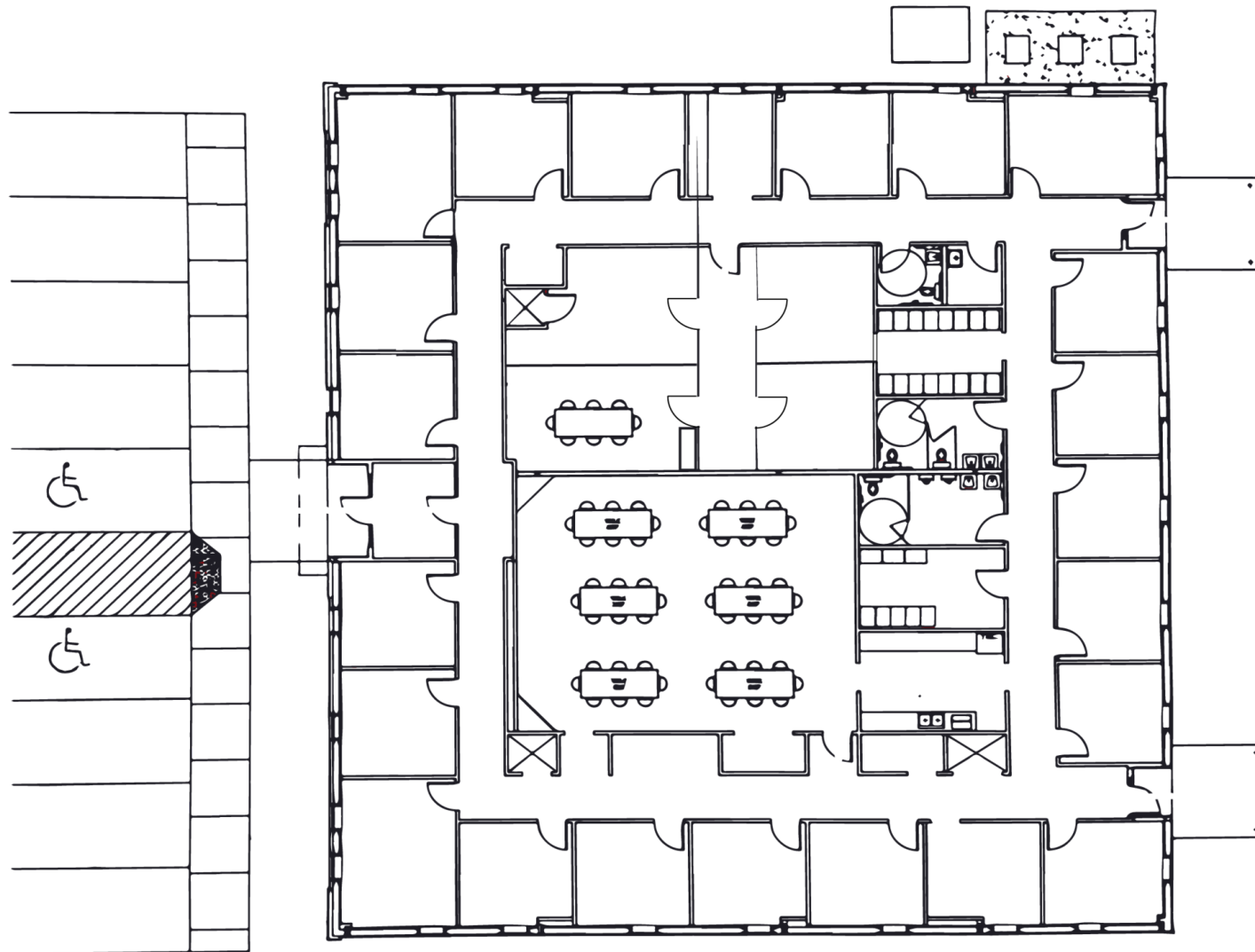


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PLANS



5313 Bayou Black Drive, Gibson, LA

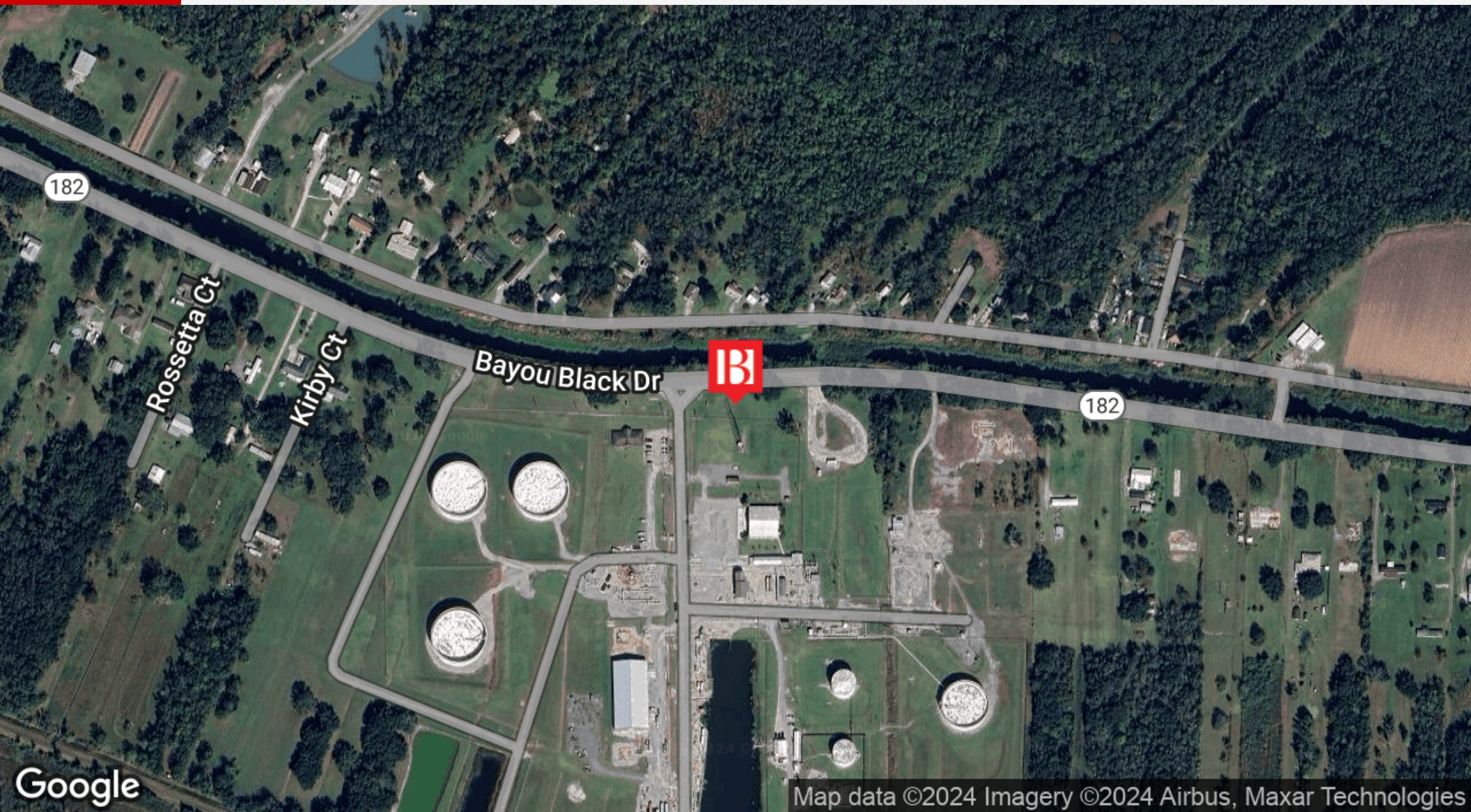
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AERIAL MAP



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ADDITIONAL PHOTOS



Typical Office



Large Conference - Training Room



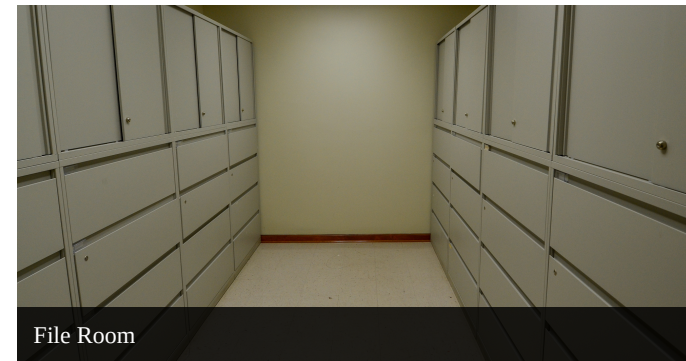
North hallway



Kitchen - Break Room



Small Conference Room



File Room



Additional Acreage and Parking



Electrical 120A-208V Service (SLECA)



Rest Room

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