



Prime 4,000 SF Office/Warehouse

FOR LEASE

228 Jared Dr Broussard, LA 70518

Mamie Hightower | 337.789.3802 | mhightower@beaubox.com
Monty Warren, SIOR | 337.233.1488 | mwarren@beaubox.com



PROPERTY SUMMARY



Property Description

Prime 4,000 SF Office/Warehouse
Commercial Park South

This well maintained 4,000 SF office/warehouse building offers the perfect blend of professional office space and functional warehouse capability. Located in the highly desirable Commercial Park South, the property features a full concrete yard area ideal for outdoor storage, staging, or additional operations.

Property Highlights:

Total Building Size: 4,000 SF
Office Area: 3,125 SF (spacious, well-designed professional workspace)
Warehouse Area: 875 SF (flexible, high-clearance storage/distribution space)
Yard: Full concrete yard area for secure outdoor use
Parking: Generous 6,980 SF ± of paved parking

Mamie Hightower

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Offering Summary

Lease Rate:	\$3,200 per month
Lease Type:	NNN Lease
Lot Size:	15,188 SF
Building Size:	4,000 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	16	65	437
Total Population	25	108	1,019
Average HH Income	\$51,136	\$55,901	\$61,890



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LOCATION MAP



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ADDITIONAL PHOTOS



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228 Jared Drive

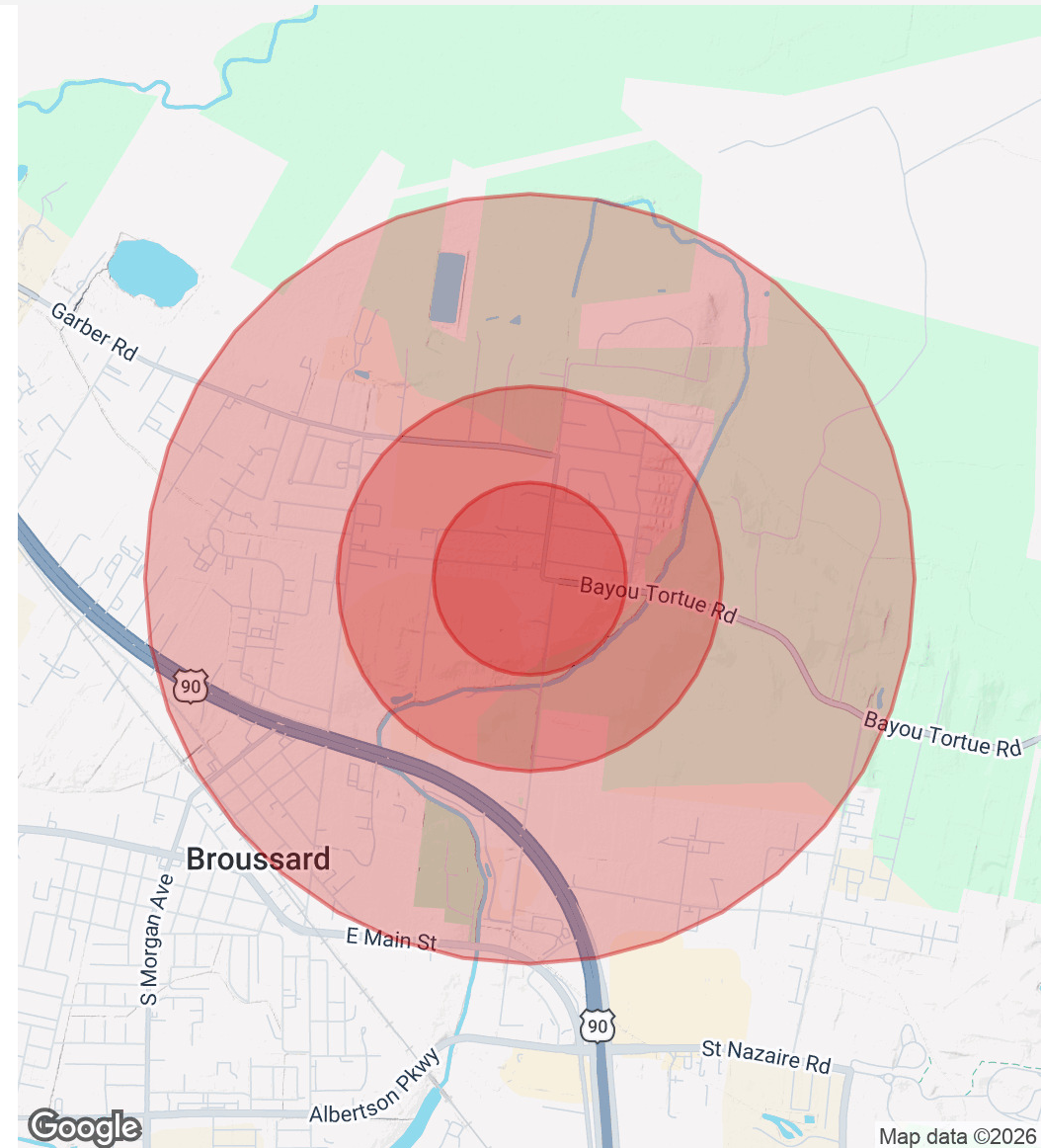
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DEMOGRAPHICS MAP & REPORT

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	25	108	1,019
Average Age	29.7	30.7	33.6
Average Age (Male)	29.6	31.1	35.7
Average Age (Female)	33.8	34.0	33.9

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	16	65	437
# Of Persons Per HH	1.6	1.7	2.3
Average HH Income	\$51,136	\$55,901	\$61,890
Average House Value	\$120,210	\$142,288	\$155,116

2020 American Community Survey (ACS)



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