

SUMMARY

44212 WAREHOUSE

PHOTOS

44214 WAREHOUSE

PHOTOS

FLOORPLANS

AREA MAP

DEMOS

FOR SALE OR LEASE — INDIVIDUALLY OR AS A PACKAGE

PROPERTY OVERVIEW

Available for sale or lease as a complete industrial campus or as separate buildings, offering flexibility for owner-users, investors, and industrial tenants. Highly visible 16,500± SF industrial opportunity located just off Interstate 55, with excellent exposure and immediate interstate access. The building's visibility from I-55 also provides a unique branding opportunity, allowing a company to utilize the rear building façade for prominent signage or branding with billboard-like exposure to passing traffic.

The property features two recently updated industrial/warehouse buildings totaling 9,000± SF and 7,500± SF, situated on 1.66± acres with a 0.36± acre stabilized laydown yard. Both buildings offer flexible, sub-dividable floor plans, 3-phase power, grade-level and dock-high loading, modernized office areas, new garage doors, and fresh interior and exterior paint. Move-in ready and well suited for warehouse, distribution, light manufacturing, contractor operations, and other industrial users in Hammond's established industrial corridor.

SALE/LEASEBACK OPPORTUNITY

Ownership is willing to structure a sale/leaseback for up to two years at a strong investor-oriented cap rate, providing immediate contractual rental income from closing. Lease term, rental rate, and other terms are negotiable and can be tailored in conjunction with the purchase terms. The leaseback provides near-term cash flow and reduced initial lease-up exposure, while preserving the flexibility to re-tenant, occupy, or reposition the property at the end of the lease term, creating an attractive opportunity for both private investors and owner/operators.

CALL FOR PRICING

LEASE PURCHASE

This industrial property offers a flexible lease-purchase opportunity for an owner-user or growing business seeking to secure a long-term location while building toward ownership. The property provides functional warehouse and industrial space with room for business operations, storage, and future growth. Lease terms and purchase options can be structured to meet the tenant's needs, and lease payments may be credited toward the eventual purchase price providing a path to ownership and building equity while allowing the business to occupy and operate from the property immediately.

PROPERTY DETAILS

- 16,500 Total SF Available
- Building 1 – 44212 Stein Road (9,000 SF)
- Building 2 – 44214 Stein Road (7,500 SF)
- 3 phase power
- Visible from I-55
- Ample parking

SALE DETAILS

- 44212 (9000 SF) - \$621,000.00
- 44214 (7500 SF) - 517,500.00

LEASE RATE

- \$6.00 PSF + NNN



44212 STEIN ROAD

44212 Stein Road offers a highly functional $\pm 9,000$ SF industrial building situated on approximately 0.60 acres within Hammond's established industrial corridor. The property is well suited for an owner-user or investor seeking a move-in-ready facility with minimal upfront capital requirements.

The building features a modernized office area, multiple grade-level and dock-high loading options, and 3-phase power, supporting a wide range of industrial and commercial uses. The warehouse includes a dedicated room that was previously utilized for temperature-controlled purposes; while not currently in use, the existing components remain in place and can be easily adapted or repurposed based on operational needs, providing added versatility for future users.

Recent improvements include new garage doors, fresh interior and exterior paint, and upgraded office finishes, creating a polished and professional environment suitable for immediate occupancy. The building is fully subdividable, allowing for operational flexibility or future reconfiguration as business needs evolve.

Strategically located just off Interstate 55, 44212 Stein Road benefits from excellent visibility, efficient highway access, and proximity to complementary industrial and commercial users. This property presents an attractive opportunity for buyers seeking a versatile, well-located industrial asset with strong functional features and long-term usability.

DETAILS

- +/- 9000 SF
- +/- 1500 SF office
- +/- 1500 mezzanine space (not included in total SF)
- (2) 12*14 grade level door
- (1) 12*12 Grade level door
- Truck well
- Van level door
- 18 foot clear height
- Clear span
- *subdividable

SALE PRICE

- \$621,000.00

LEASE RATE

- \$6.00 PSF + NNN

Call for info on Sale Leaseback or Lease to Purchase Options





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I-55 HIGH VISIBILITY INDUSTRIAL PROPERTY

44212 & 44214 STEIN ROAD, HAMMOND, LA 70403

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44214 STEIN ROAD

44214 Stein Road presents a versatile 7,500± SF industrial facility located within Hammond's established industrial corridor. This property is well suited for an owner-user or investor seeking a functional industrial building with additional outdoor operational capabilities.

The building features a 0.36± acre stabilized laydown yard, providing valuable space for outdoor storage, equipment staging, fleet parking, or operational expansion. This yard component adds a level of flexibility rarely available in similar industrial assets and enhances the property's usability for contractor operations, distribution, fabrication, or service-based industrial users.

The property has undergone recent improvements including new garage doors, fresh interior and exterior paint, and updated office areas, creating a polished, move-in-ready environment that requires minimal upfront capital improvements.

Strategically positioned just off Interstate 55, 44214 Stein Road benefits from excellent visibility, convenient highway access, and close proximity to complementary industrial and commercial businesses. This property offers a unique opportunity to acquire a well-located industrial facility combining indoor functionality, and outdoor operational capacity.

DETAILS

- +/- 7500 SF
- +/- 1500 SF office
- +/- 1500 Mezzanine (not included in total SF)
- 5 – 12*14 grade level doors
- 15 foot clear height
- Clear span
- .36 acre laydown yard

SALE PRICE

- \$517,500.00

LEASE RATE

- \$6.00 PSF + NNN

Call for info on Sale Leaseback or Lease to Purchase Options





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I-55 HIGH VISIBILITY INDUSTRIAL PROPERTY

44212 & 44214 STEIN ROAD, HAMMOND, LA 70403

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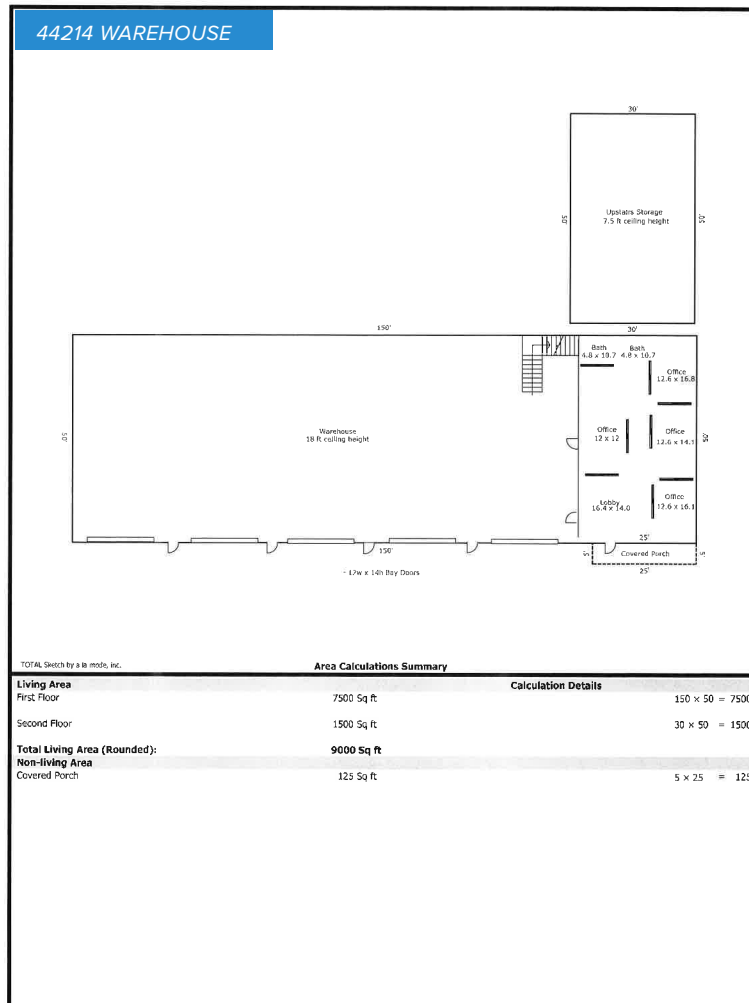
FLOORPLANS

AREA MAP

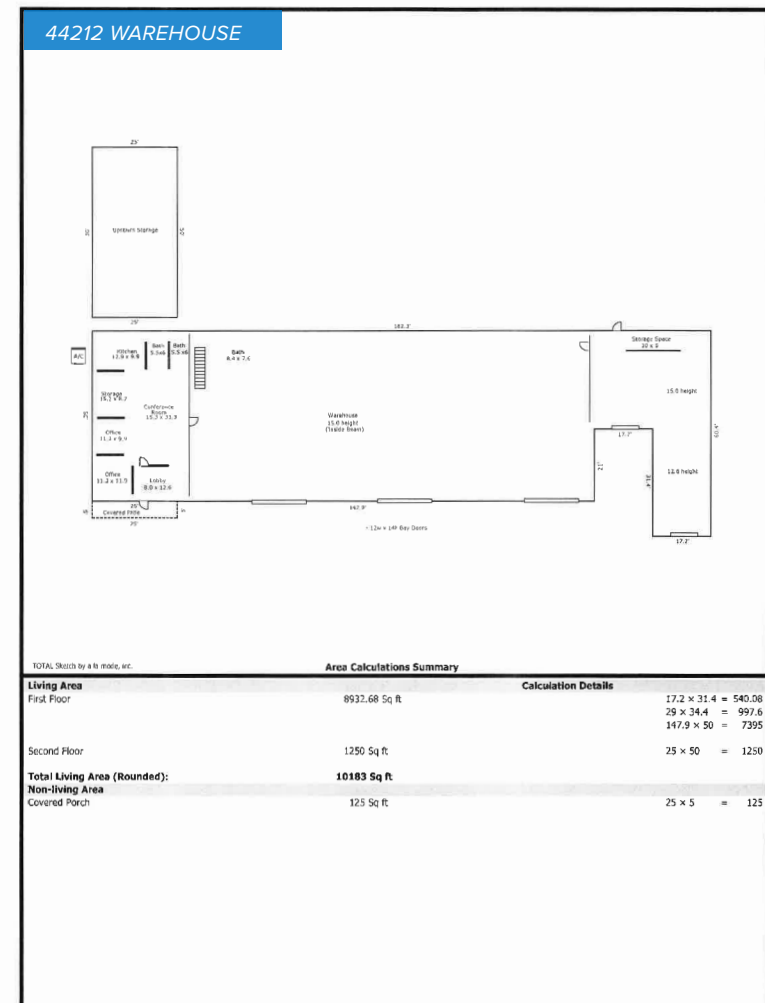
DEMOS



FLOOR PLANS



TOTAL Sketch software by a la mode, inc. 1-800-alamode



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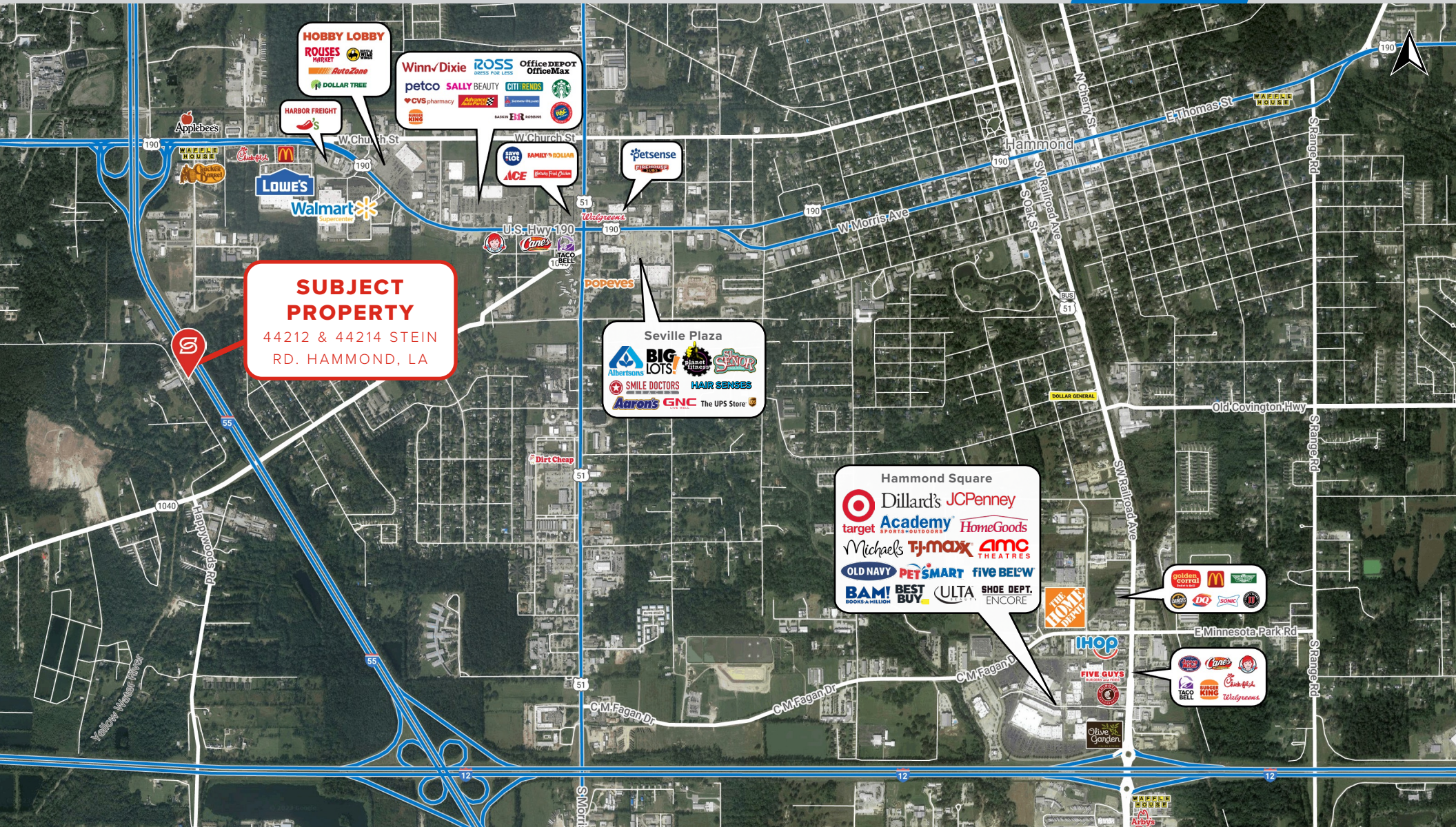
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SUBJECT PROPERTY

44212 & 44214 STEIN
RD. HAMMOND, LA

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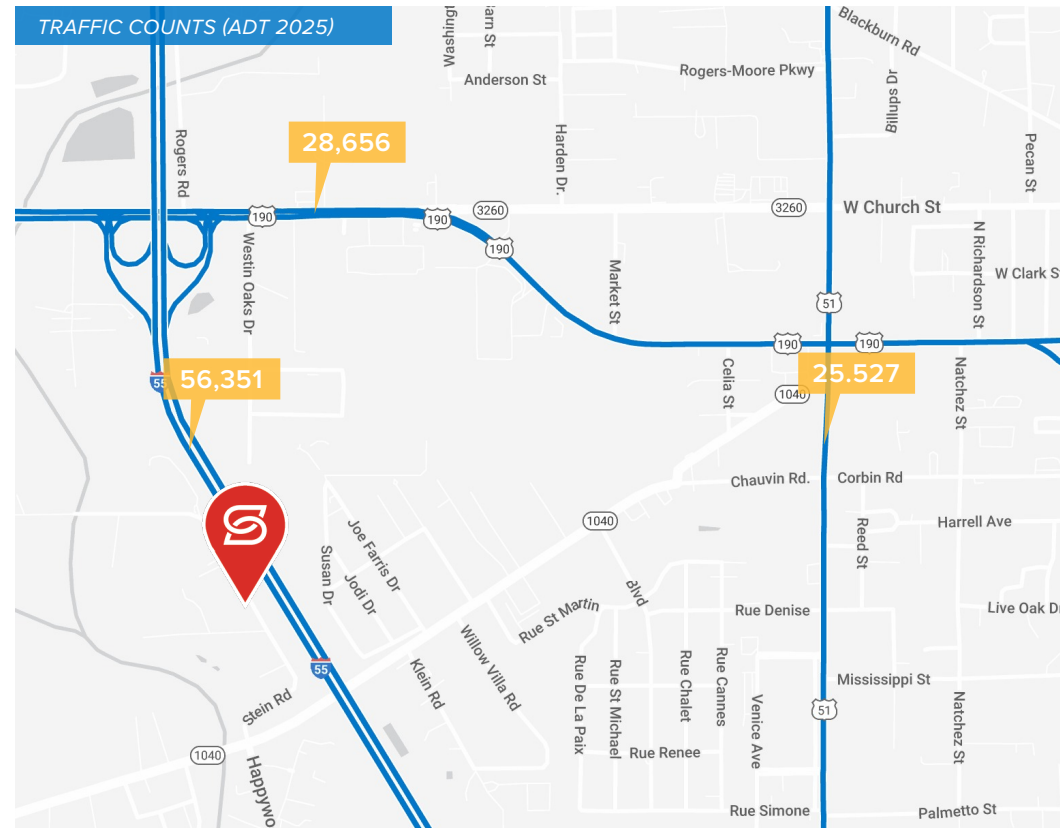
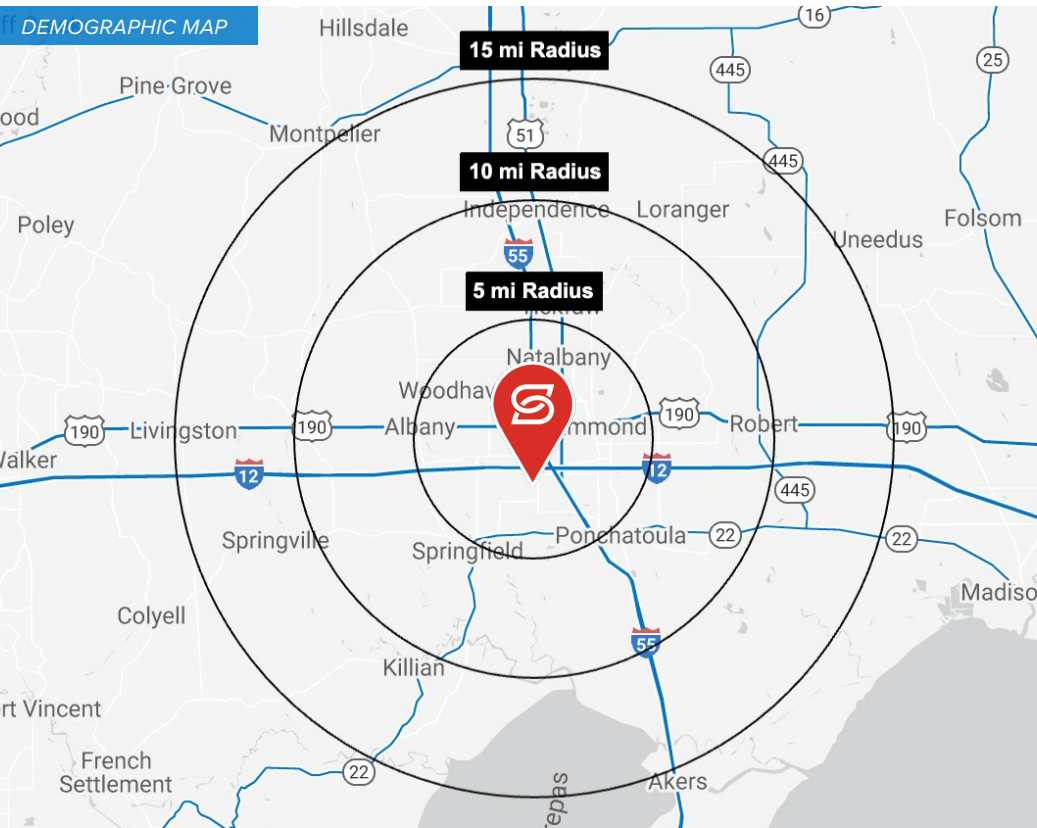
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2025 DEMOGRAPHICS



5 MI	10 MI	15 MI
64,468	111,661	140,326

POPULATION



AVG. HH INCOME

5 MI	10 MI	15 MI
\$77,248	\$84,056	\$86,957



HOUSEHOLDS

5 MI	10 MI	15 MI
25,258	43,796	54,582