

INDUSTRIAL OUTDOOR STORAGE FOR LEASE

Port Allen IOS

3607 I-10 Frontage Road, Port Allen, LA 70767

Presented By:

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1-10 Frontage Road



PROPERTY DESCRIPTION

The property consists of approximately 16.6 acres of industrial outdoor storage land. Approximately 7–8 acres are significantly stabilized, with an additional ~9 acres partially stabilized, allowing for flexible IOS configurations and phased utilization. The site is secured with fencing along the frontage and features two concrete drive entrances, providing efficient access for trucks, equipment, and heavy-duty operations. The layout and improvements make the property well-suited for contractor yards, equipment storage, fleet operations, or service-oriented industrial users.

PROPERTY HIGHLIGHTS

- ±16.6 acres total industrial outdoor storage site
- Approximately 7–8 acres significantly stabilized
- Additional ~9 acres partially stabilized, allowing for expansion or phased use
- Fenced frontage for security and controlled access
- Two concrete drive entrances suitable for truck and equipment traffic

OFFERING SUMMARY

Lease Rate:	\$9,750.00 per month (NNN)
Available SF:	16.6 Acres
Lot Size:	16.6 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	318	3,275	16,610
Total Population	703	7,680	41,859
Average HH Income	\$69,044	\$76,623	\$75,180

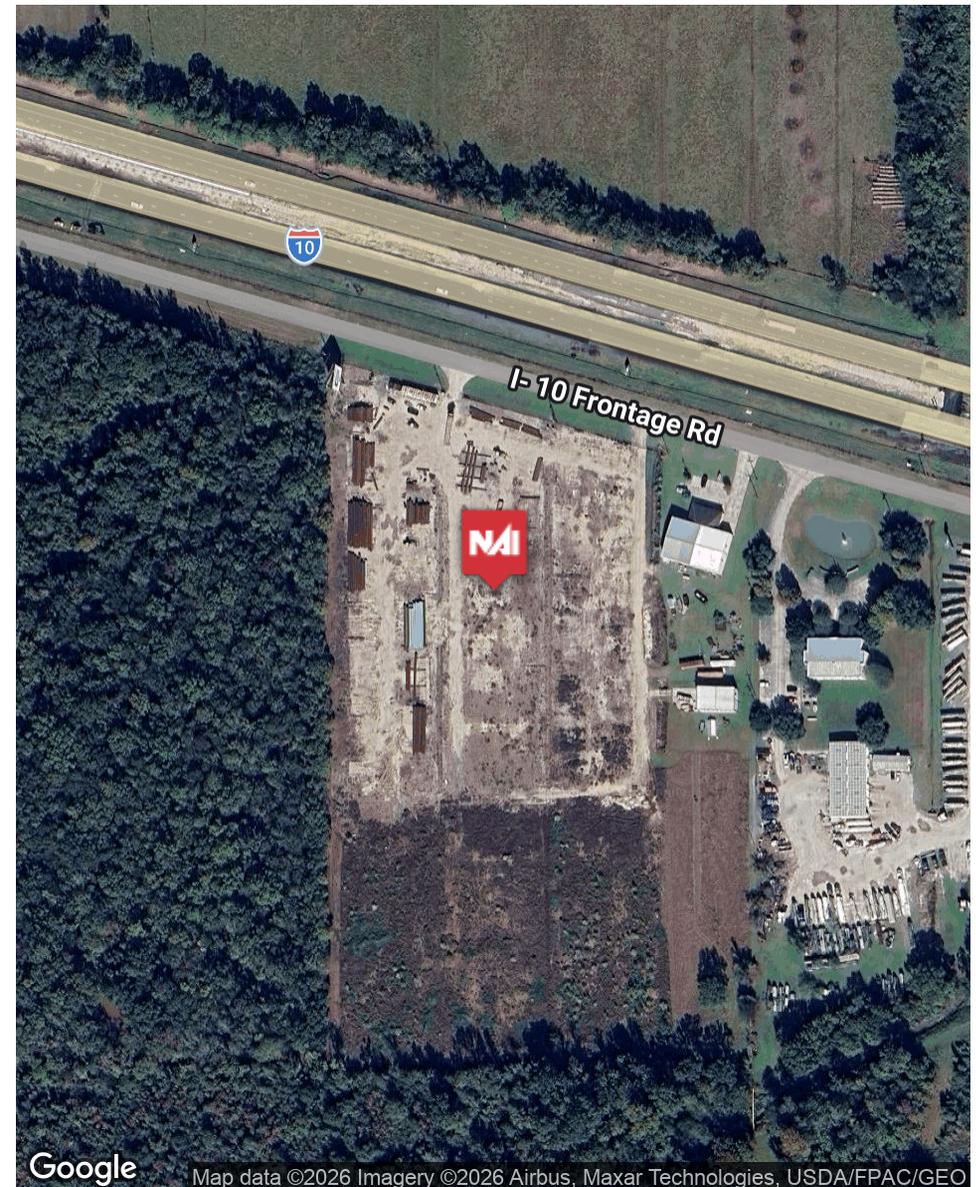
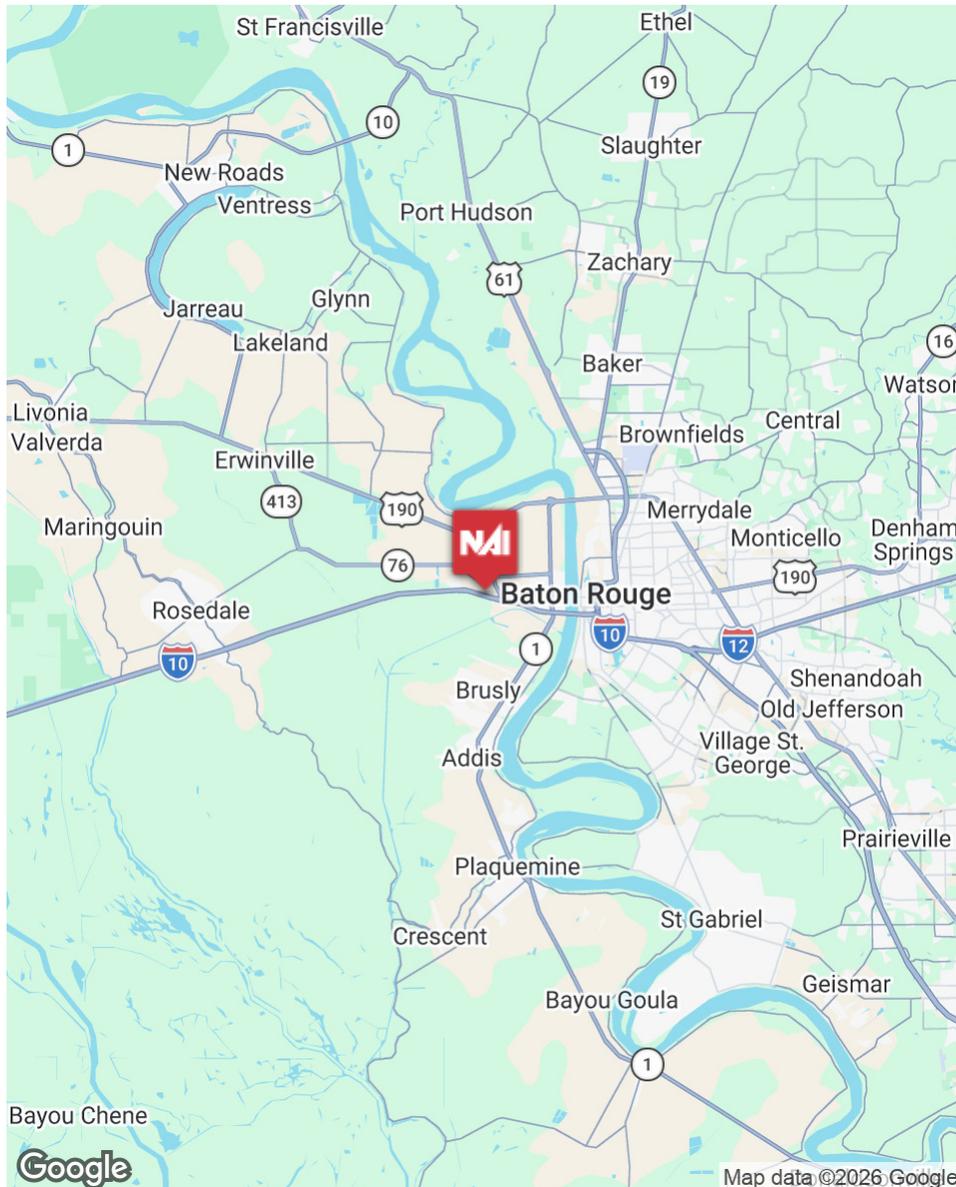
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