

Office Space - Warehouse Available For Sale



**12,500 SF Prime Multi-Use Facility
+ 4,500 SF Office/Warehouse Space
\$1.5 Million**

3450 5th Avenue

Lake Charles, LA 70601

PROPERTY HIGHLIGHTS

2.7 Acres between the 2 properties

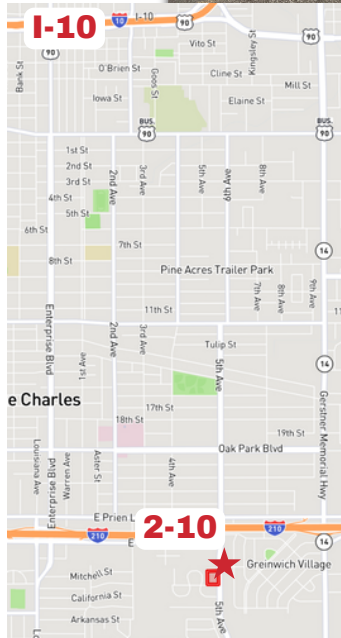
Zoned Mix Use

Main Building

- Eaves Height 14'
- Ceiling Height 12'
- 65 Parking Spots
- Commercial Kitchen
- 125'x100' Conditioned Space
- 25' Awning in Front and Back

Office/Warehouse

- (3-x) Plumbing for sub dividing
- 1 HC+9 Regular Parking Spaces
- ±40 Ton HVAC
- 200'x100' Lot
- Can be divided into 4 offices



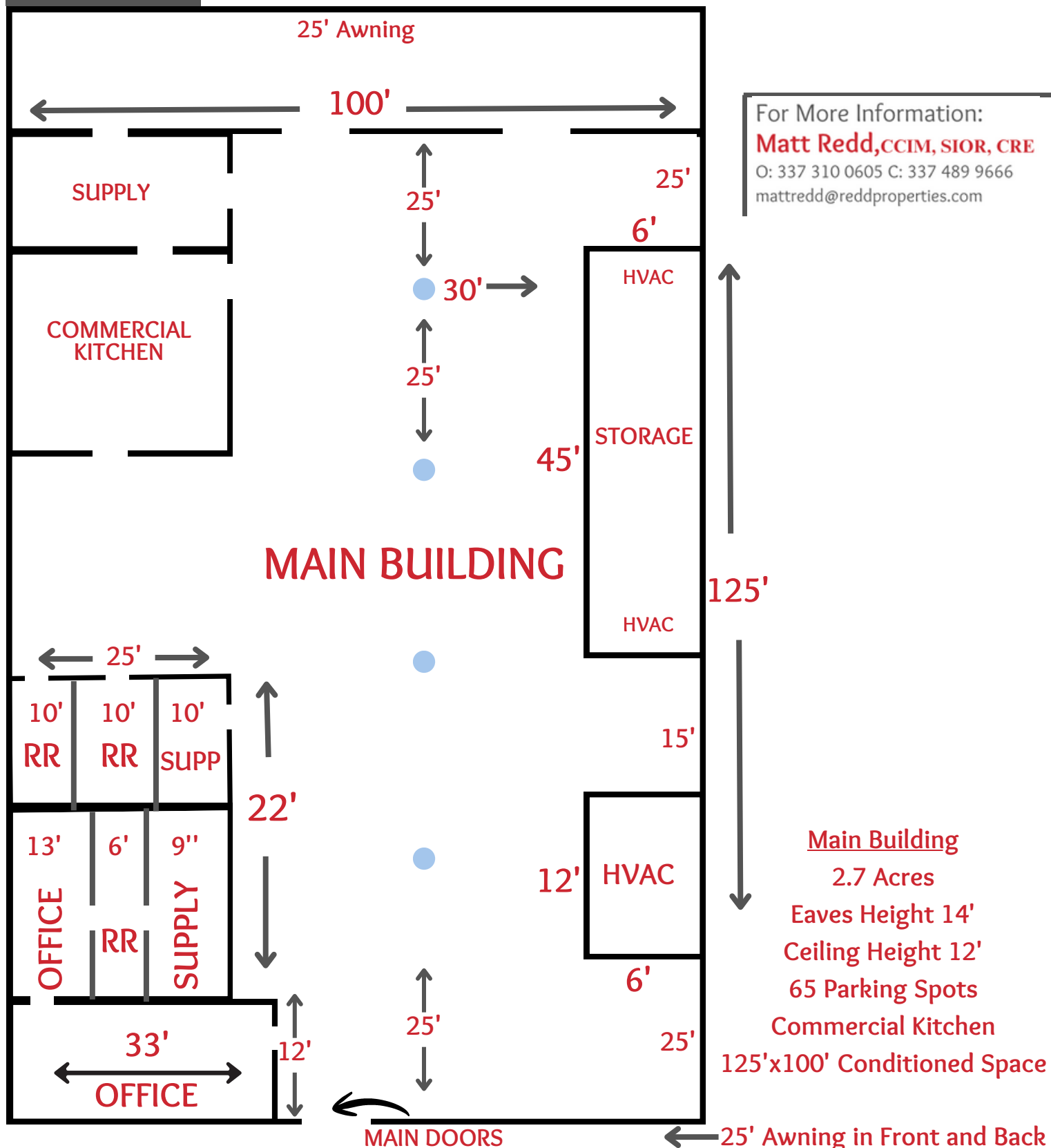
For More Information:

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50'

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15' Rollup
bay door

WAREHOUSE

x

x

100'

18'

x

8'x3'
RR

25'

HVAC

Office Warehouse

(3-x) Plumbing for sub dividing
1 HC+9 Regular Parking Spaces

±40 Ton HVAC

200'x100' Lot

Can be divided into 4 offices

10'x20' Carport
style overhang