

# Office Space - Warehouse Available For Sale



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

## 3450 5<sup>th</sup> 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

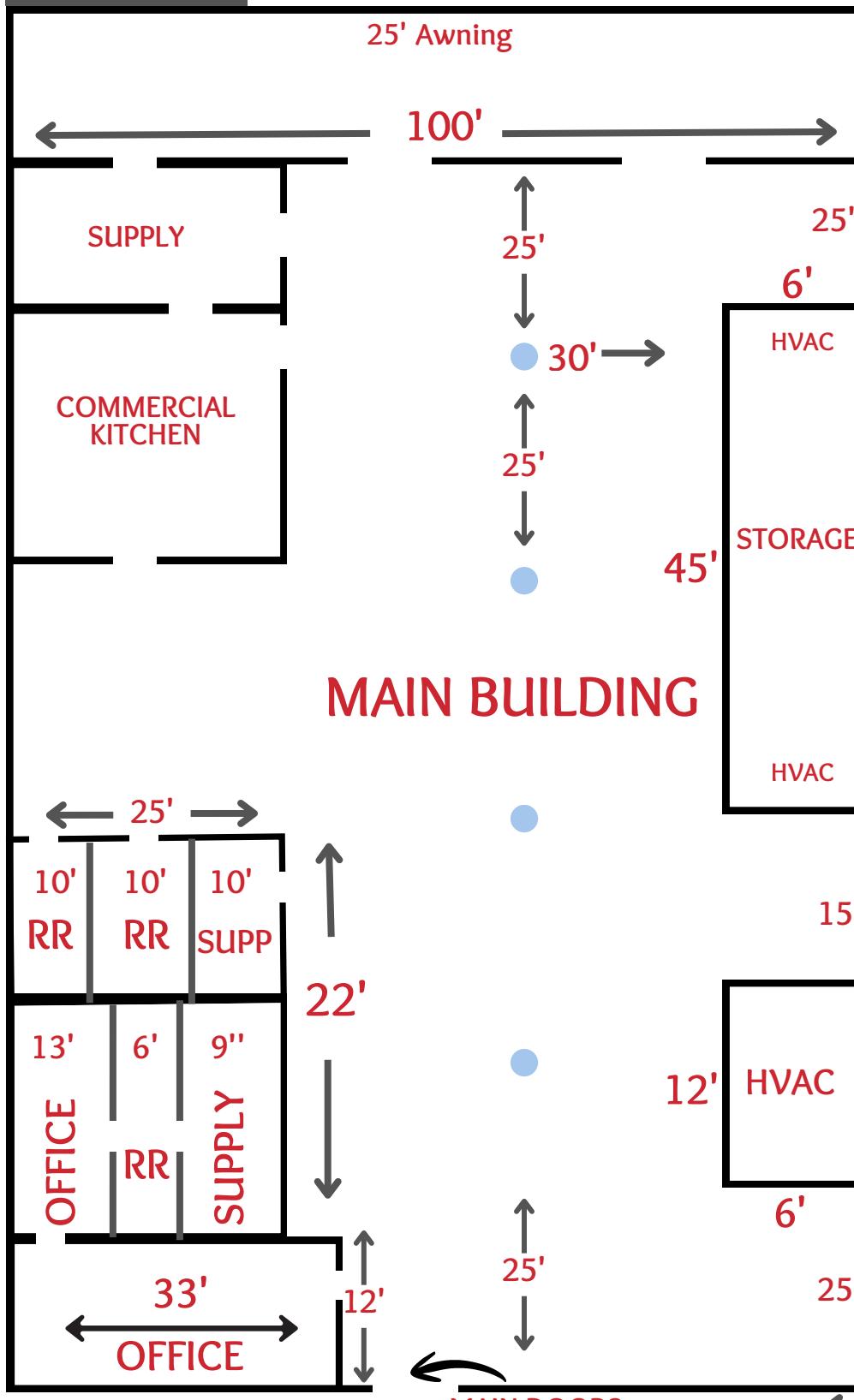
#### Office/Warehouse

- (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:  
**Matt Redd, CCIM, SIOR, CRE**  
O: 337 310 0605 C: 337 489 9666  
[mattredd@reddproperties.com](mailto:mattredd@reddproperties.com)

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. LICENSED IN LOUISIANA.



For More Information:

**Matt Redd, CCIM, SIOR, CRE**

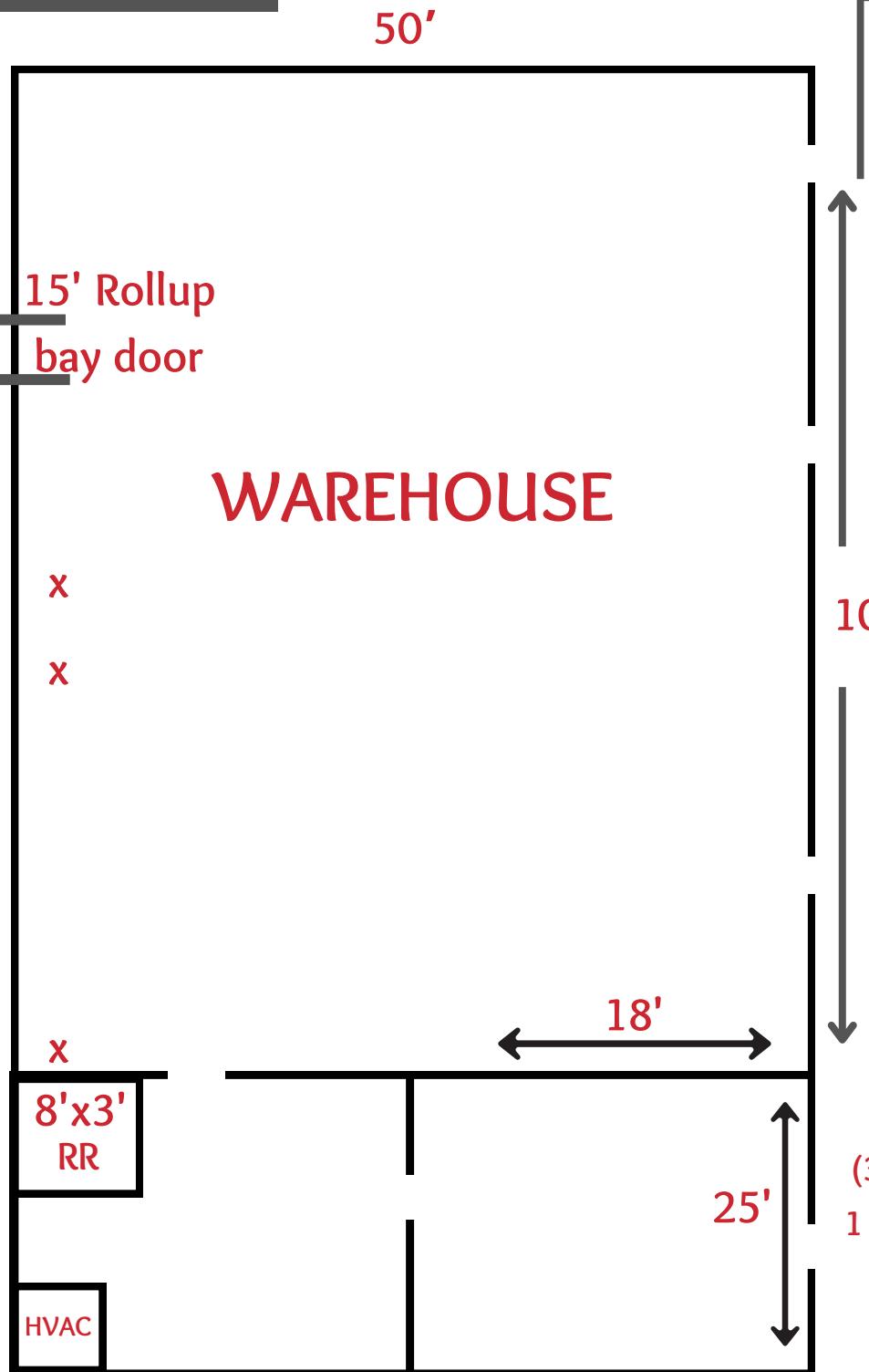
O: 337 310 0605 C: 337 489 9666

mattredd@reddproperties.com

**Main Building**  
2.7 Acres  
Eaves Height 14'  
Ceiling Height 12'  
65 Parking Spots  
Commercial Kitchen  
125'x100' Conditioned Space

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

LICENSED IN LOUISIANA.



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.  
LICENSED IN LOUISIANA.