

INDUSTRIAL PROPERTY FOR SUBLEASE

512 DUDLEY BERNARD RD

Golden Meadow,
LA 70357

MONTY WARREN, SIOR

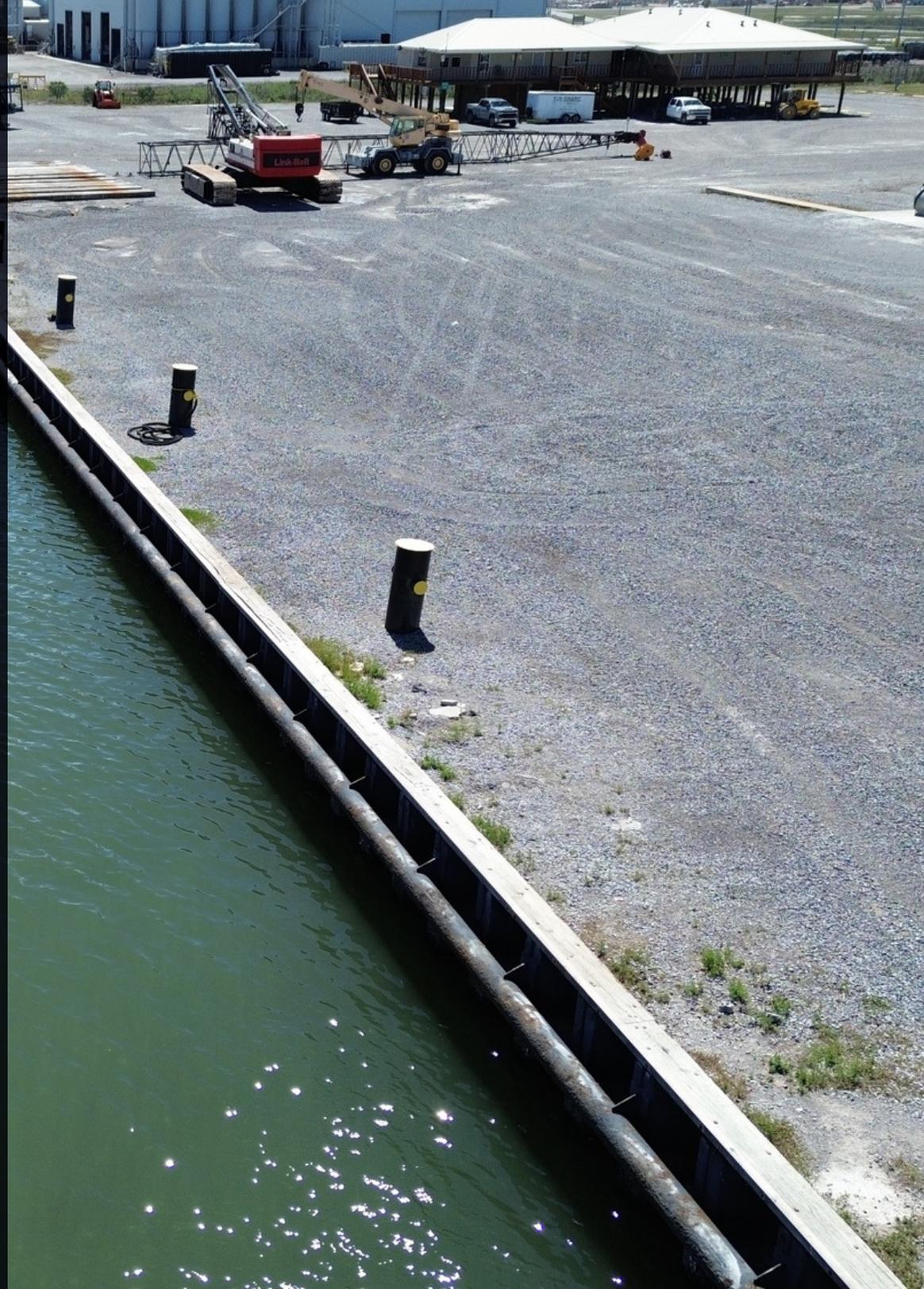
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FOR LEASE



Property Description:

- Port Fourchon Site ID 616, Slip B available for Sublease
- Site is approximately 11 acres
- Site is 800' long x 600' wide
- Bulkhead is 600'
- Limestone base
- 1x cement engineered crane pad at bulkhead
- Perimeter fencing around entire property
- Entrance/exit gate with remote operating system

Offering Summary

Monthly Sublease Rate:	\$150,706.00
Available SF:	5,800 SF
Lot Size:	11 Acres

Utilities:

Owner had 2x Entergy accounts. 1x South side panel which feeds the office, 1x North side panel to feed the two slabs.

Also 3x water accounts which were tied together on one bill 3 x 1" lines

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Existing Structures:

- 70' x 150' slab with metal building, 20' eve height with 800 amp panel
- 70' x 130' slab without covering/building with 600 amp panel
- 2,100 SF office building with back up generator
- 2x foundations/pilings for trailers to be added
- 3,700 SF bunk house that includes:
 - 8 bed rooms - 4 beds each
 - shower rooms
 - Full kitchen
 - Common area/TV room
 - Laundry room

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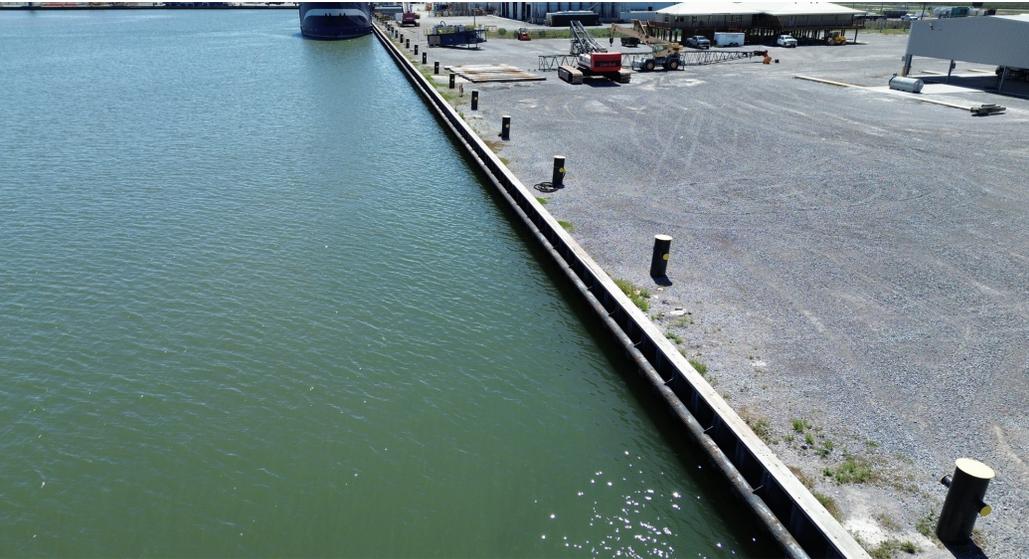
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