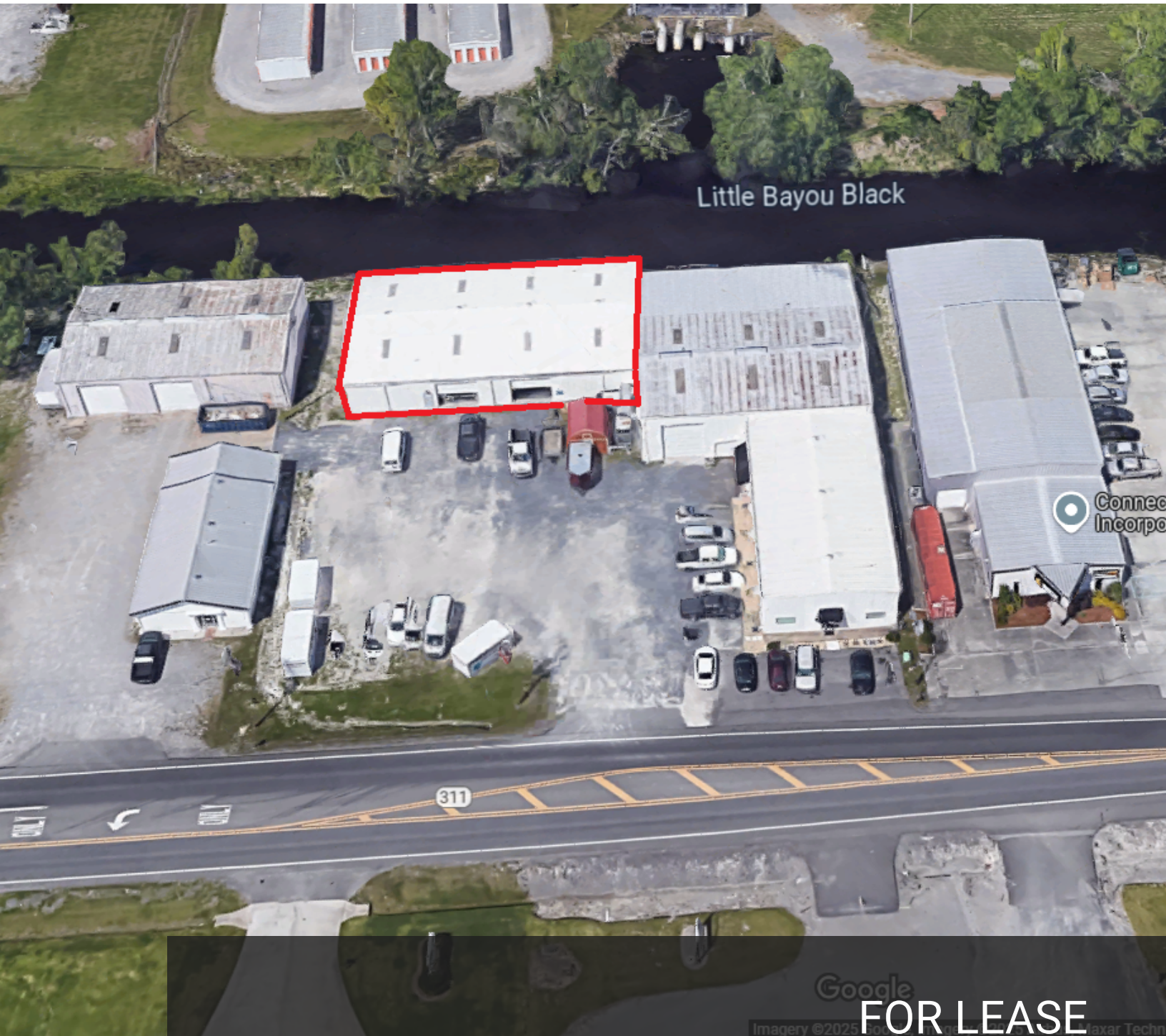


INDUSTRIAL FOR LEASE

5343 LA-311, HOUMA, LA 70360

5343 LOUISIANA 311, HOUMA, LA 70360



FOR LEASE

CASTRO REAL ESTATE SERVICES

6777 Jefferson Hwy
Baton Rouge, Louisiana 70806



PRESENTED BY:

MIGUEL CASTRO, JR

Castro Real Estate Services
office: (225) 936-7643
cell: (225) 936-7643
miguel@castrorealestateservices.com
995703492, Louisiana

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

5343 LOUISIANA 311 | HOUMA, LA 70360



Property Highlights

Lease Rate:	\$10.00 PSF
Lease Term:	36 Months
Available SF:	6,000
Warehouse SF:	6,000
Clear Height:	16'
Construction Type:	Metal
Parking Spots	Approx 10-15
Lease Type	NNN

Property Overview

An exceptional opportunity awaits with this 6,000 square foot warehouse, measuring 60' x 100', now available for lease. Its prime location, directly adjacent to Diversified Construction Contractors, offers a strong professional presence. The facility is equipped with four large roll-up doors, providing efficient access from both the front and rear, which is crucial for streamlined receiving and shipping.

This expansive layout offers significant flexibility, making it perfectly adaptable for large-scale storage, efficient distribution operations, or productive light manufacturing. Arrange a viewing to see how this space can meet your business needs.

Location Overview

Houma, Louisiana, a city located in the heart of Terrebonne Parish, is a vibrant hub known for its rich Cajun culture, abundant nature, and unique identity as the "Capital of Bayou Country".

It's a place where the Mississippi River Delta meets the Gulf of Mexico, surrounded by extensive wetlands and bayous, offering a blend of historical charm, outdoor adventures, and delicious culinary experiences.

CASTRO REAL ESTATE SERVICES

6777 Jefferson Hwy
Baton Rouge, Louisiana 70806



MIGUEL CASTRO, JR

Castro Real Estate Services
O: (225) 936-7643
C: (225) 936-7643
miguel@castrorealestateservices.com
995703492, Louisiana

AVAILABLE SPACES

5343 LOUISIANA 311 | HOUMA, LA 70360



INDUSTRIAL

FOR LEASE



Highlights

- 6,000 SF
- Blank Canvas
- Climate Controlled
- Highly visible
- Available Now

Space	Size	Rate	Use	Available
1	6,000	\$5,000 /mo	Warehouse	Now

Nearby Places

- Southdown Plantation & Museum
- Pop's Cajun Cafe
- Welltec Inc
- Bio Solutions LLC
- Rig Chem Incorporated
- Custom Abrasives LLC

CASTRO REAL ESTATE SERVICES

6777 Jefferson Hwy
Baton Rouge, Louisiana 70806

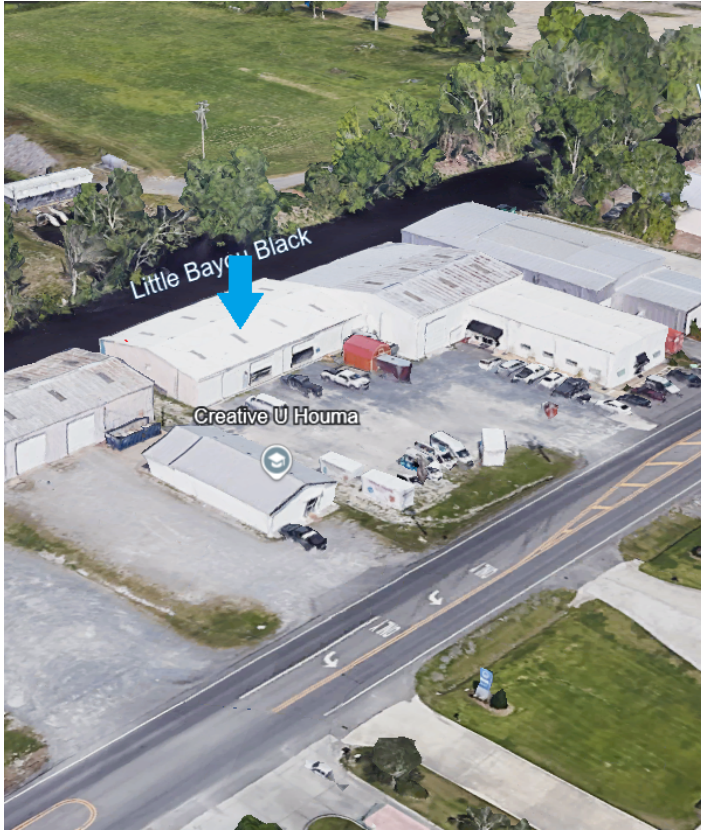


MIGUEL CASTRO, JR

Castro Real Estate Services
O: (225) 936-7643
C: (225) 936-7643
miguel@castrorealestateservices.com
995703492, Louisiana

PROPERTY PHOTOS

5343 LOUISIANA 311 | HOUMA, LA 70360



CASTRO REAL ESTATE SERVICES

6777 Jefferson Hwy
Baton Rouge, Louisiana 70806

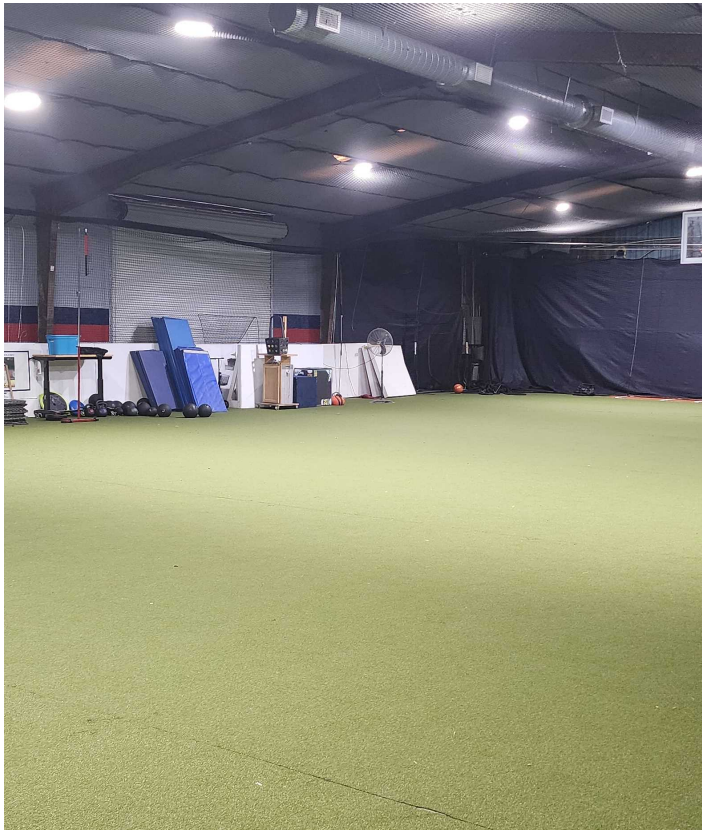
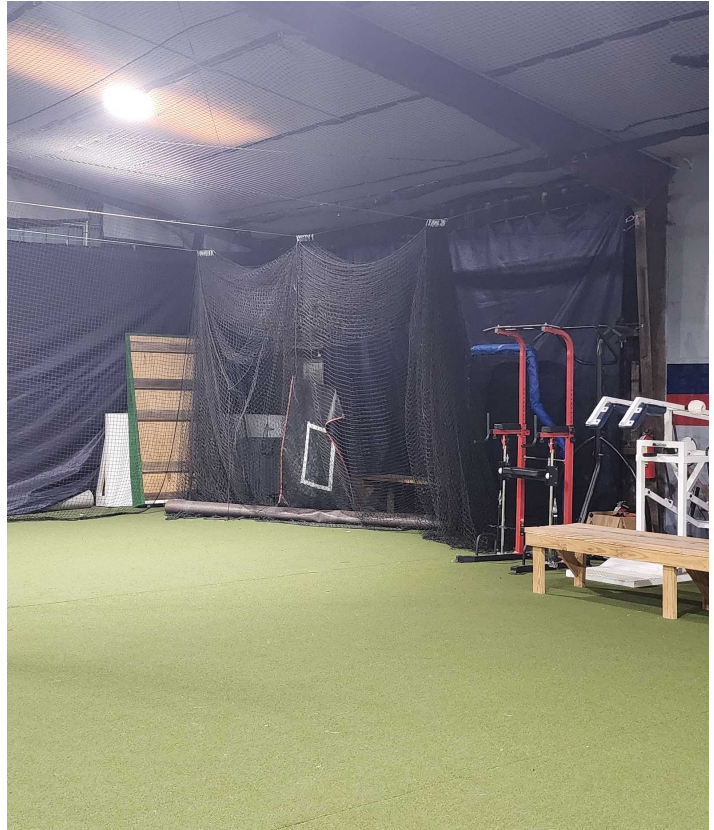
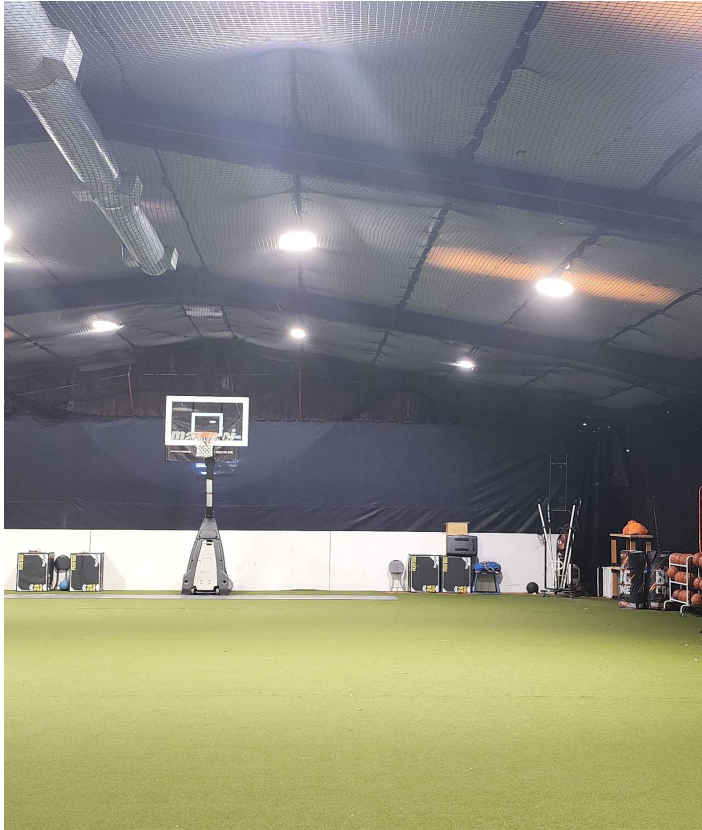
MIGUEL CASTRO, JR

Castro Real Estate Services
O: (225) 936-7643
C: (225) 936-7643
miguel@castrorealestateservices.com
995703492, Louisiana



PROPERTY PHOTOS

5343 LOUISIANA 311 | HOUMA, LA 70360



CASTRO REAL ESTATE SERVICES

6777 Jefferson Hwy
Baton Rouge, Louisiana 70806

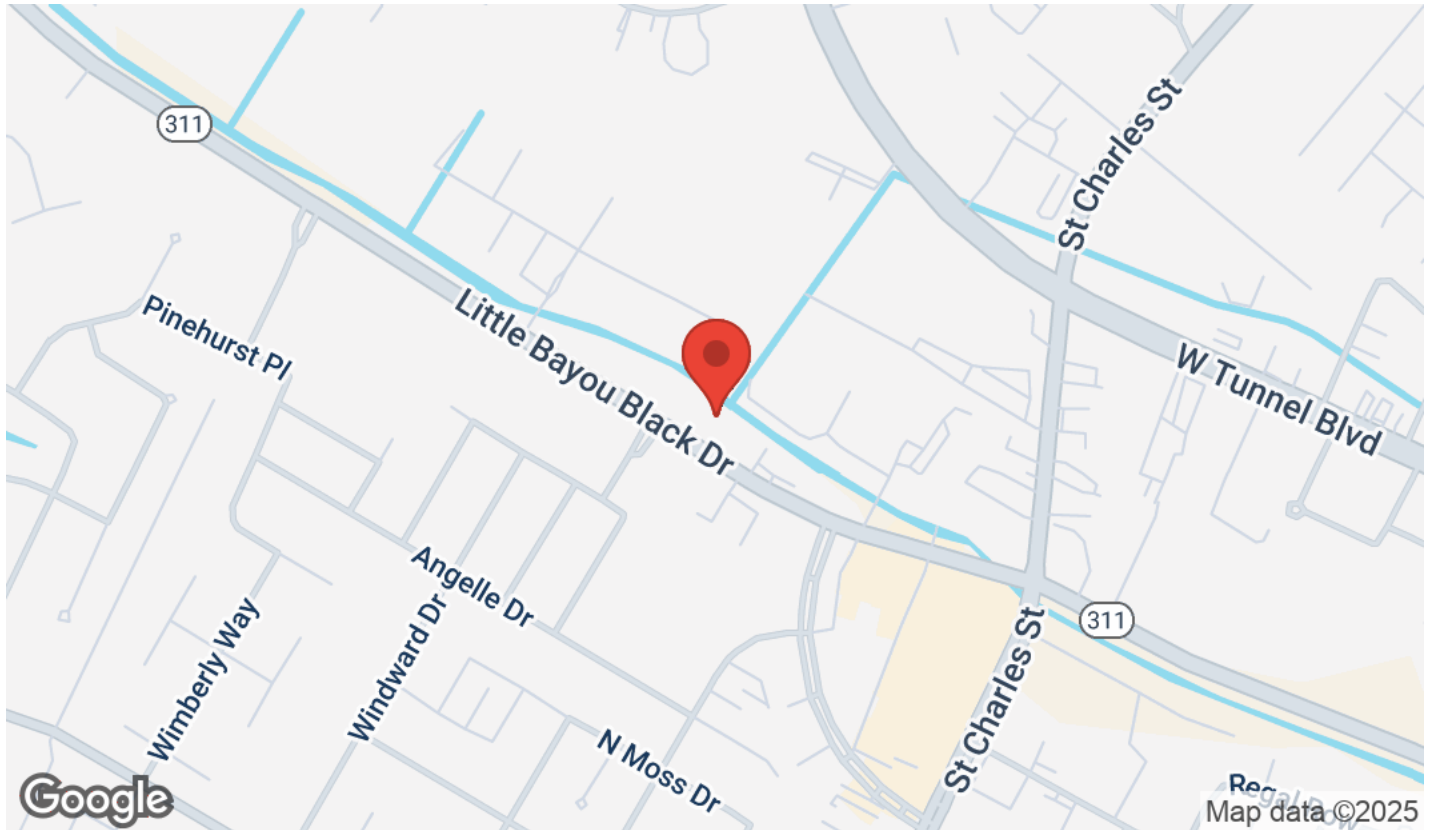


MIGUEL CASTRO, JR

Castro Real Estate Services
O: (225) 936-7643
C: (225) 936-7643
miguel@castrorealestateservices.com
995703492, Louisiana

LOCATION MAPS

5343 LOUISIANA 311 | HOUMA, LA 70360



CASTRO REAL ESTATE SERVICES

6777 Jefferson Hwy
Baton Rouge, Louisiana 70806

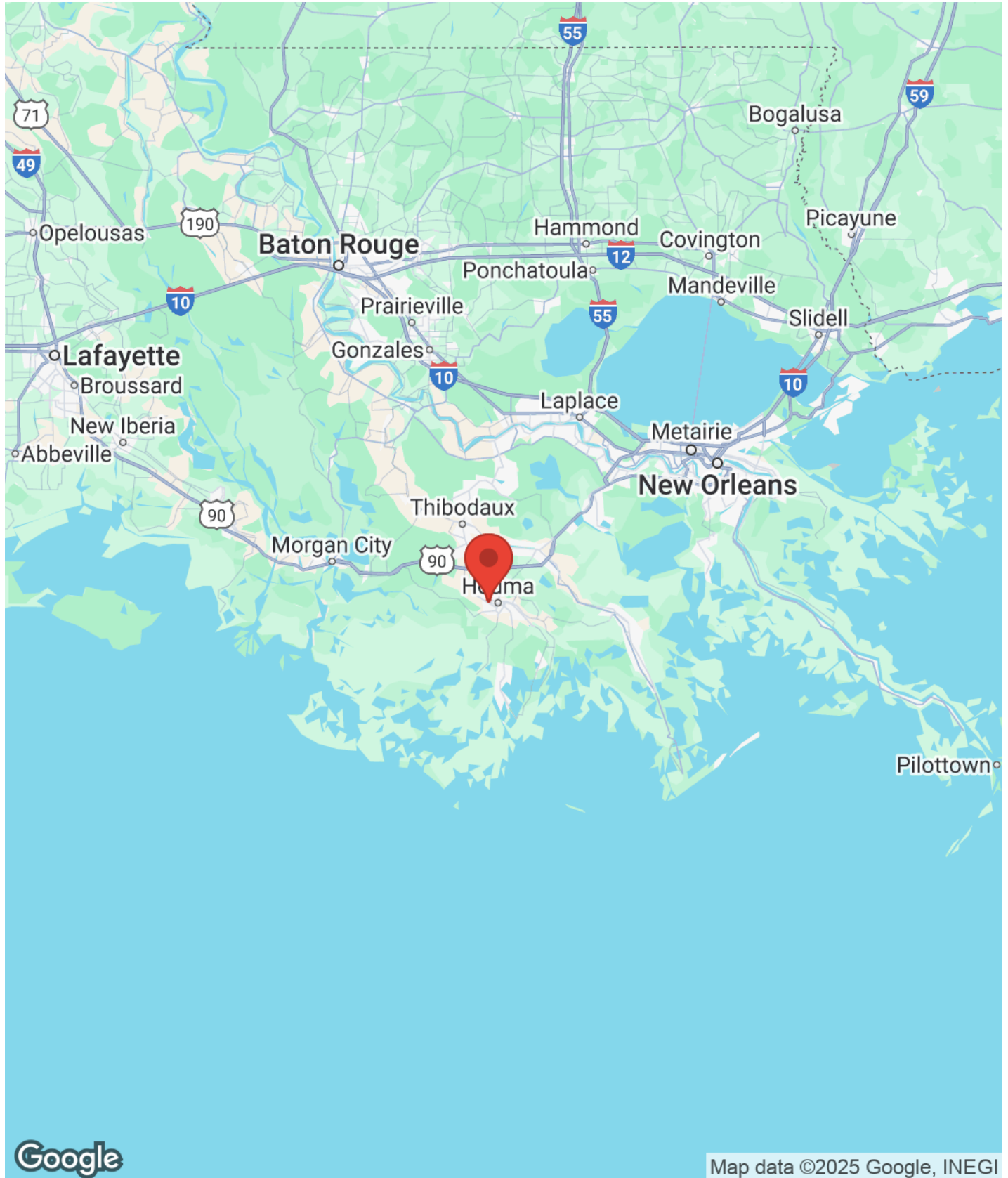


MIGUEL CASTRO, JR

Castro Real Estate Services
O: (225) 936-7643
C: (225) 936-7643
miguel@castrorealestateservices.com
995703492, Louisiana

REGIONAL MAP

5343 LOUISIANA 311 | HOUMA, LA 70360



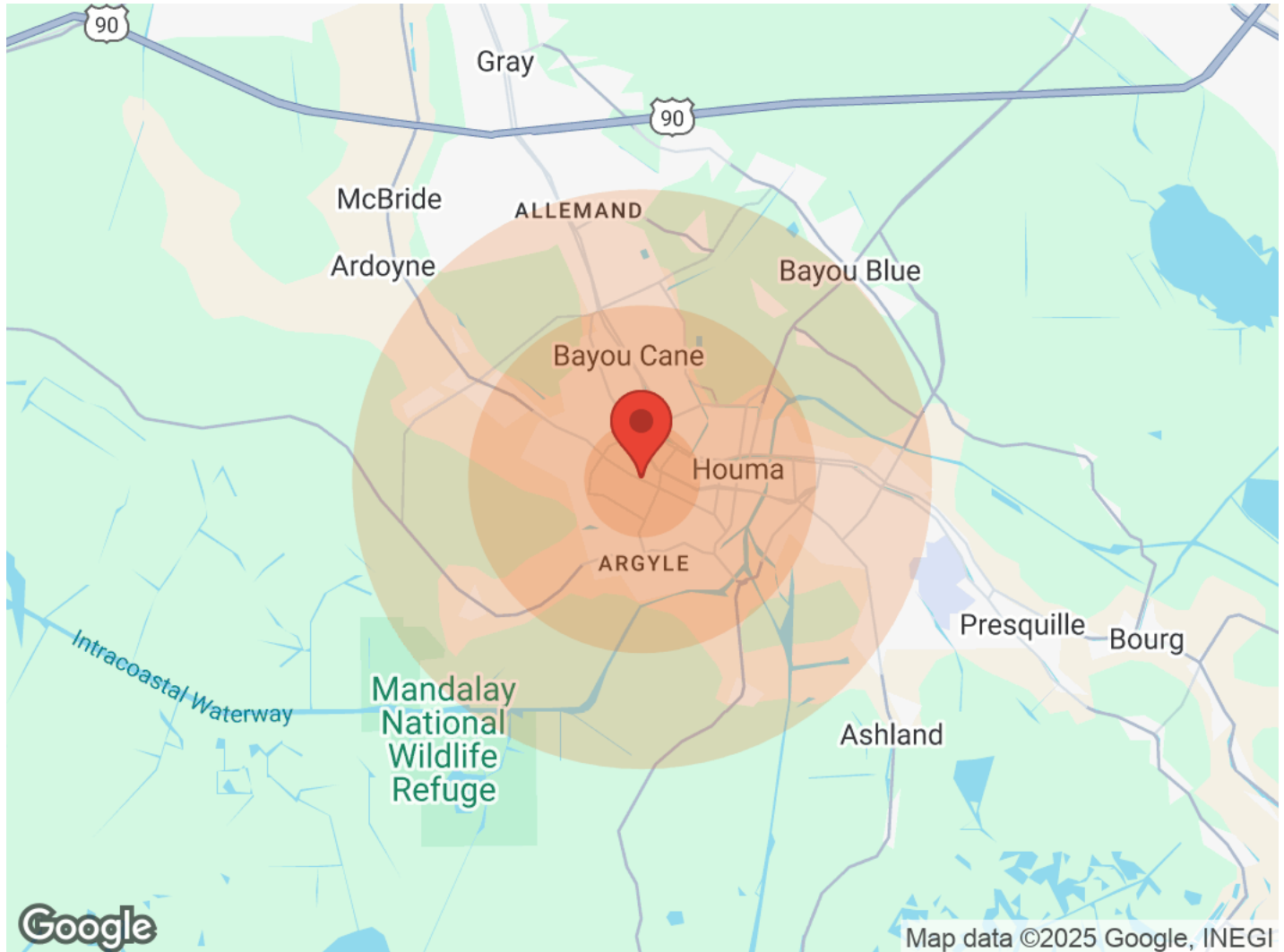
CASTRO REAL ESTATE SERVICES
6777 Jefferson Hwy
Baton Rouge, Louisiana 70806

MIGUEL CASTRO, JR
Castro Real Estate Services
O: (225) 936-7643
C: (225) 936-7643
miguel@castrorealestateservices.com
995703492, Louisiana



DEMOGRAPHICS

5343 LOUISIANA 311 | HOUMA, LA 70360



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	1,730	20,705	31,148	Median	\$37,838	\$46,373	\$46,385
Female	1,902	22,091	33,118	< \$15,000	123	2,143	3,198
Total Population	3,632	42,796	64,266	\$15,000-\$24,999	139	1,799	2,653
				\$25,000-\$34,999	139	1,925	2,645
				\$35,000-\$49,999	178	2,404	3,571
				\$50,000-\$74,999	249	2,781	4,372
				\$75,000-\$99,999	116	1,843	2,975
				\$100,000-\$149,999	151	2,284	3,087
				\$150,000-\$199,999	160	735	924
				> \$200,000	14	620	691
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	742	8,985	13,899	Total Units	1,333	18,224	26,514
Ages 15-24	480	5,846	9,148	Occupied	1,258	16,911	24,633
Ages 25-54	1,377	16,997	25,206	Owner Occupied	865	10,873	16,315
Ages 55-64	495	4,974	7,302	Renter Occupied	393	6,038	8,318
Ages 65+	538	5,994	8,711	Vacant	75	1,313	1,881
Race	1 Mile	3 Miles	5 Miles				
White	2,502	32,833	47,124				
Black	1,030	7,753	13,339				
Am In/AK Nat	51	580	1,050				
Hawaiian	N/A	N/A	N/A				
Hispanic	76	1,598	2,694				
Multi-Racial	88	2,680	4,726				

CASTRO REAL ESTATE SERVICES

6777 Jefferson Hwy
Baton Rouge, Louisiana 70806



MIGUEL CASTRO, JR

Castro Real Estate Services
O: (225) 936-7643
C: (225) 936-7643
miguel@castrorealestateservices.com
995703492, Louisiana

PROFESSIONAL BIO

5343 LOUISIANA 311 | HOUMA, LA 70360



MIGUEL CASTRO, JR

Castro Real Estate Services

miguel@castrorealestateservices.com

Direct: (225) 936-7643 | Cell: (225) 936-7643

995703492, Louisiana

Castro Real Estate Services, LLC.

6777 Jefferson Hwy

Baton Rouge, La 70806

225-936-7643 [Mobile]

miguel@castrorealestateservices.com

<http://www.castrorealestateservices.com>

Miguel has managed Real Estate transactions since 1996. He currently guides his clients with all their Commercial Real Estate needs.

Miguel has a degree in Finance with concentration in Investments and Real Estate from the University of New Orleans where he was a member of the Finance and Economics Association.

He has 17 years of Banking experience working for one of the most respected global financial institutions. He has helped many clients in the areas of Banking, Investments and Real Estate Financing.

He is married, has three children and lives in the Baton Rouge area. He is an avid golfer and an astute soccer player.

He attends Healing Place Church where he always finds an uplifting message.

Castro Real Estate Services
6777 Jefferson Hwy
Baton Rouge, Louisiana 70806
225-936-7643

DISCLAIMER

5343 LOUISIANA 311



All materials and information received or derived from Castro Real Estate Services its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Castro Real Estate Services its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Castro Real Estate Services will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Castro Real Estate Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Castro Real Estate Services does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Castro Real Estate Services in compliance with all applicable fair housing and equal opportunity laws.

CASTRO REAL ESTATE SERVICES

6777 Jefferson Hwy
Baton Rouge, Louisiana 70806



PRESENTED BY:

MIGUEL CASTRO, JR

Castro Real Estate Services
O: (225) 936-7643
C: (225) 936-7643
miguel@castrorealestateservices.com
995703492, Louisiana

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.