



PROPERTY ONE

kw RED STICK
PARTNERS
KELLERWILLIAMS. REALTY

FOR LEASE

NEW INDUSTRIAL FLEX SPACE

30665 Strawberry Lane,
Hammond, LA 70403

I-12 EXIT 32 Springfield / Albany Exit

Old Baton Rouge Hwy

1040

Great Ameri

tholic Church

n Parish Library, Albany...

Presented by:

MIKE D'AMICO

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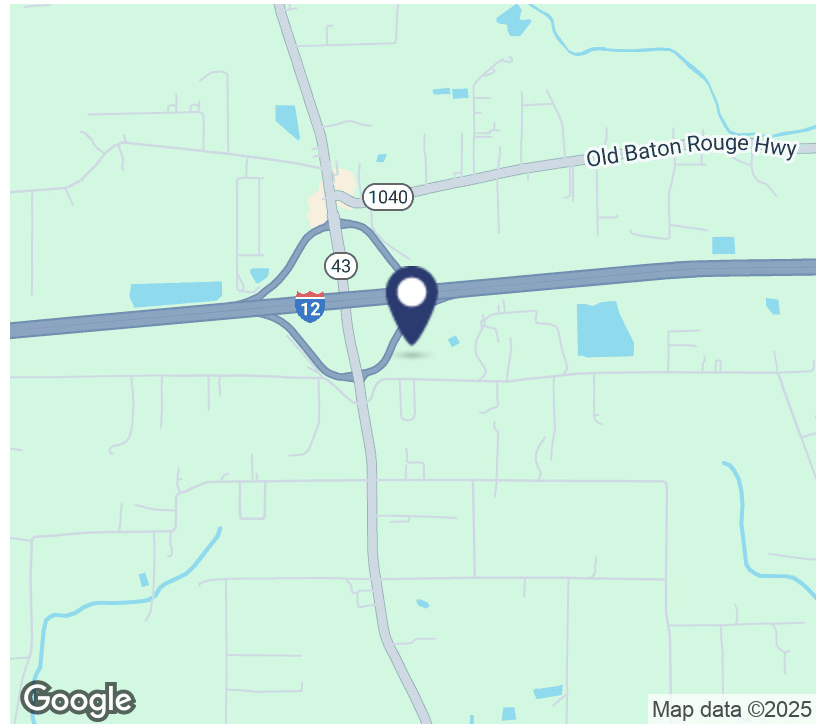
SARAH CARROLL

225.768.1800

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OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (NNN)
Building Size:	72,000 SF
Available SF:	1,800 SF
Lot Size:	9.08 Acres

PROPERTY OVERVIEW

New Industrial Flex space development offering location with easy access from Albany/Springfield I-12 exit number 32. The development is just south of I-12 allowing trucks to take easy routes to facility. Development is located just inside Livingston Parish at the Tangipahoa/Livingston Parish line. Clearing, filling, and infrastructure are nearly complete. 4 buildings to be constructed offering units with approximately 1800 square feet each with 14.8 feet eave height. Units can be combined to fit tenant needs. Several additional buildings up to 18,000 square feet each are planned for the site and can be leased fully or in part upon request. +/-1800 square foot units base rent \$13 per square foot plus NNN charges estimated \$3.00 per square foot. Water/sewer included in NNN charges. Tenant to pay electricity, internet and janitorial expenses.

PROPERTY HIGHLIGHTS

- New Construction
- Location
- Flexibility



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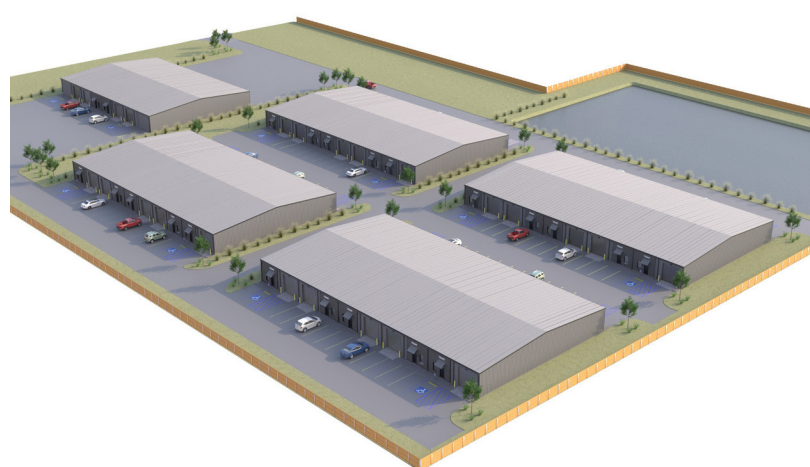
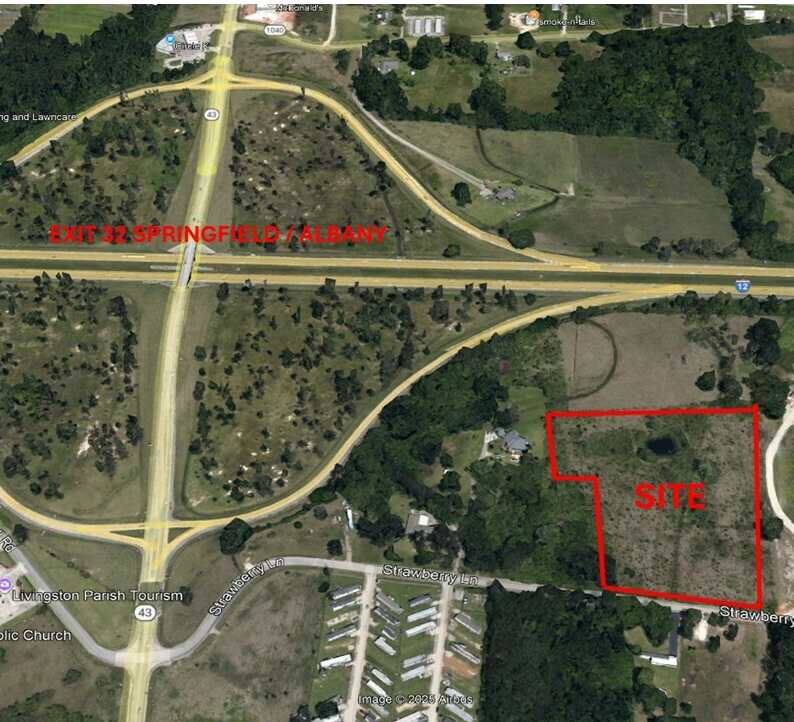
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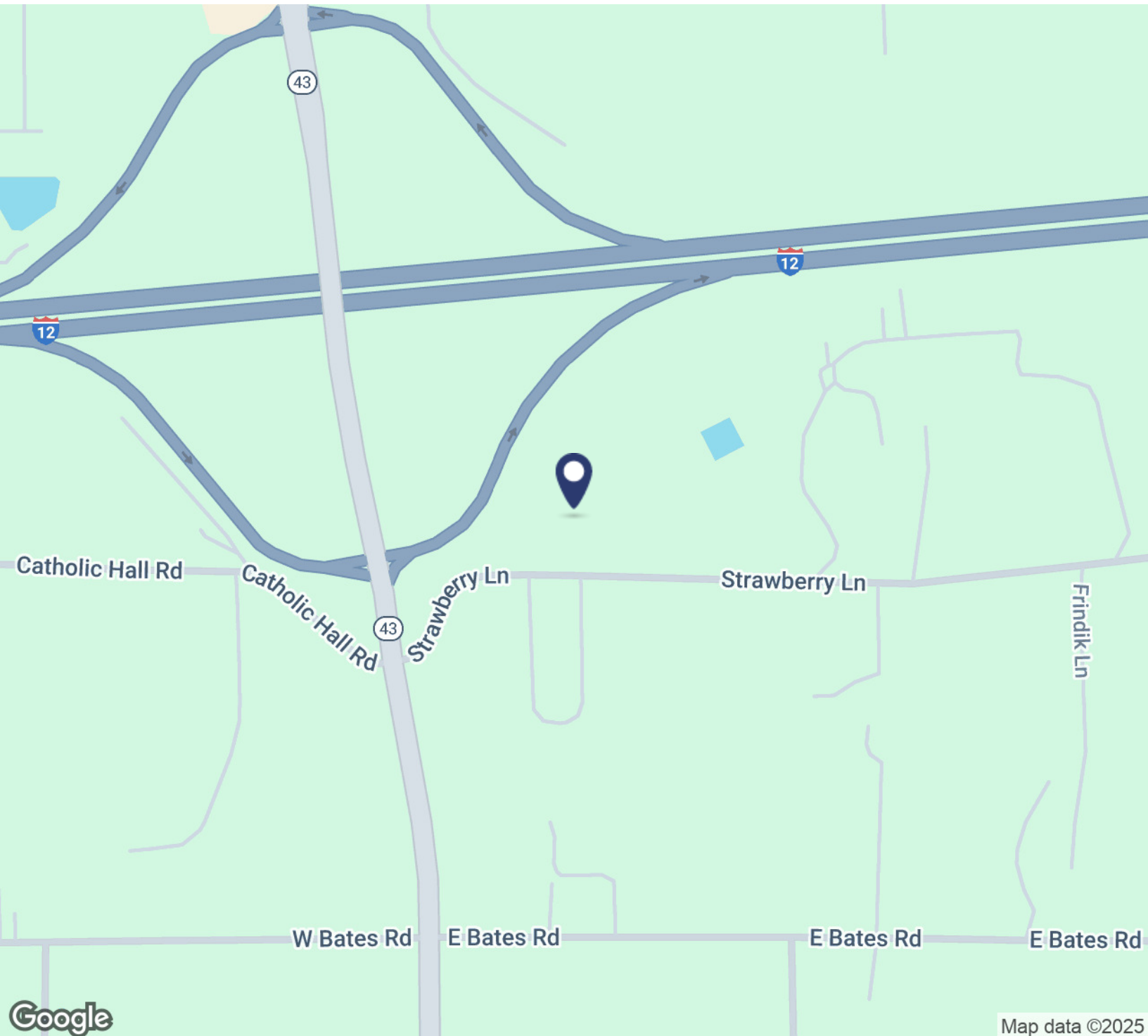
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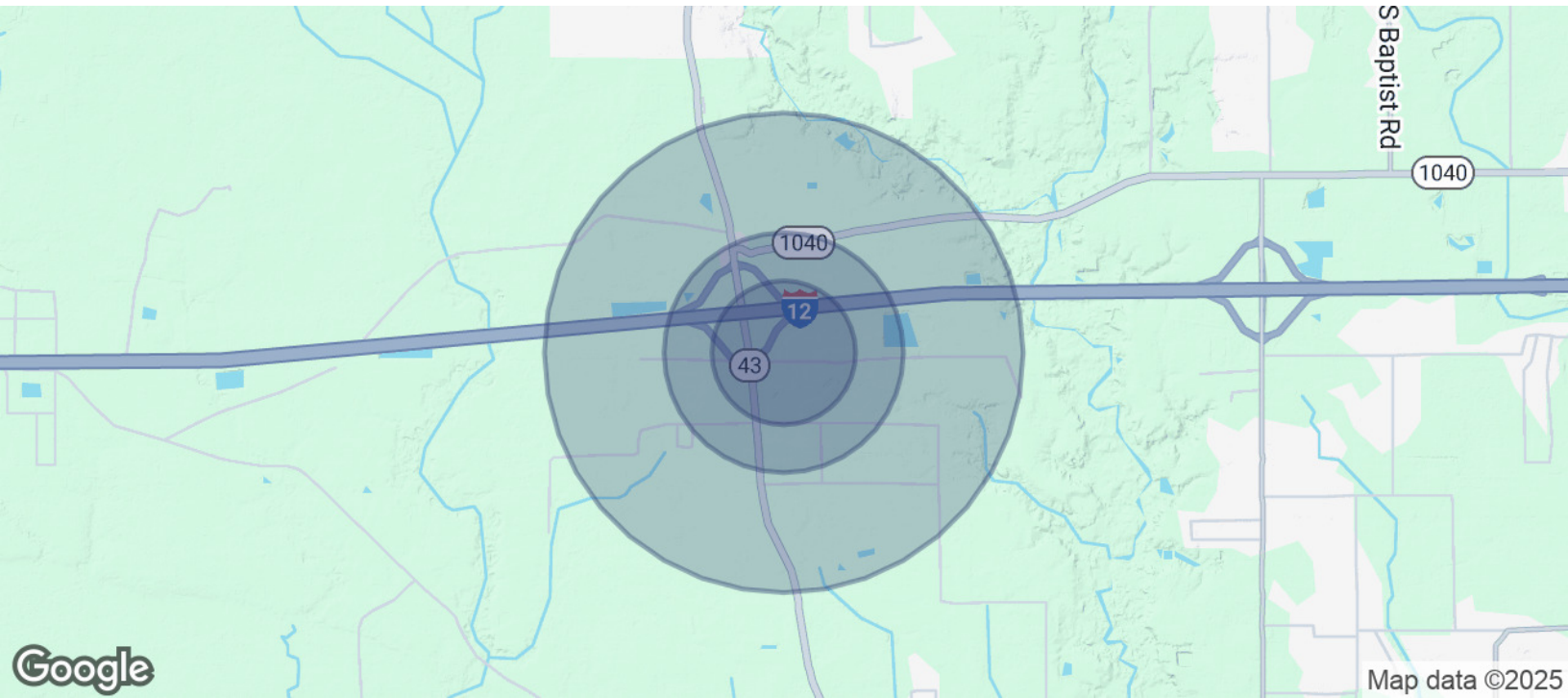
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	110	323	1,357
Average Age	38	38	38
Average Age (Male)	38	38	38
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	41	121	511
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$72,474	\$73,315	\$76,197
Average House Value	\$241,022	\$240,088	\$236,813

Demographics data derived from AlphaMap



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FOR MORE INFORMATION, PLEASE CONTACT:

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