



FOR LEASE

Industrial Flex Space

30665 STRAWBERRY LANE, HAMMOND, LA 70403



PROPERTY ONE

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PROPERTY DESCRIPTION

New Industrial Flex Space Coming to Albany – Now Pre-Leasing

Position your business in a brand-new industrial flex development ideally located just south of the I-12 Albany/Springfield interchange (Exit 32), providing excellent access for trucks with deliveries and customers.

The first of four planned buildings is scheduled for completion in October 2026, offering flexible $\pm 1,800$ SF units with 14.8-foot eave heights. Adjacent units can be combined to accommodate larger space requirements, allowing tenants to scale as their business grows. These smaller units work well for smaller business such as electric companies, fitness, telecommunication, solar, auto and truck accessories, auto audio, garage door, detailing, plumbing, pool, alarm, sign, Pilates or similar type businesses.

The development is planned to expand with several additional buildings of up to 18,000 SF, available for lease in whole or in part to meet a variety of industrial, warehouse, distribution, contractor, and flex space needs.

PROPERTY HIGHLIGHTS

- Brand-new industrial flex space available for pre-lease

OFFERING SUMMARY

Lease Rate:	\$13 SF/yr (NNN)
Available SF:	1,800 SF
Lot Size:	9.08 Acres
Building Size:	72,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	41	121	511
Total Population	110	323	1,357
Average HH Income	\$72,474	\$73,315	\$76,197

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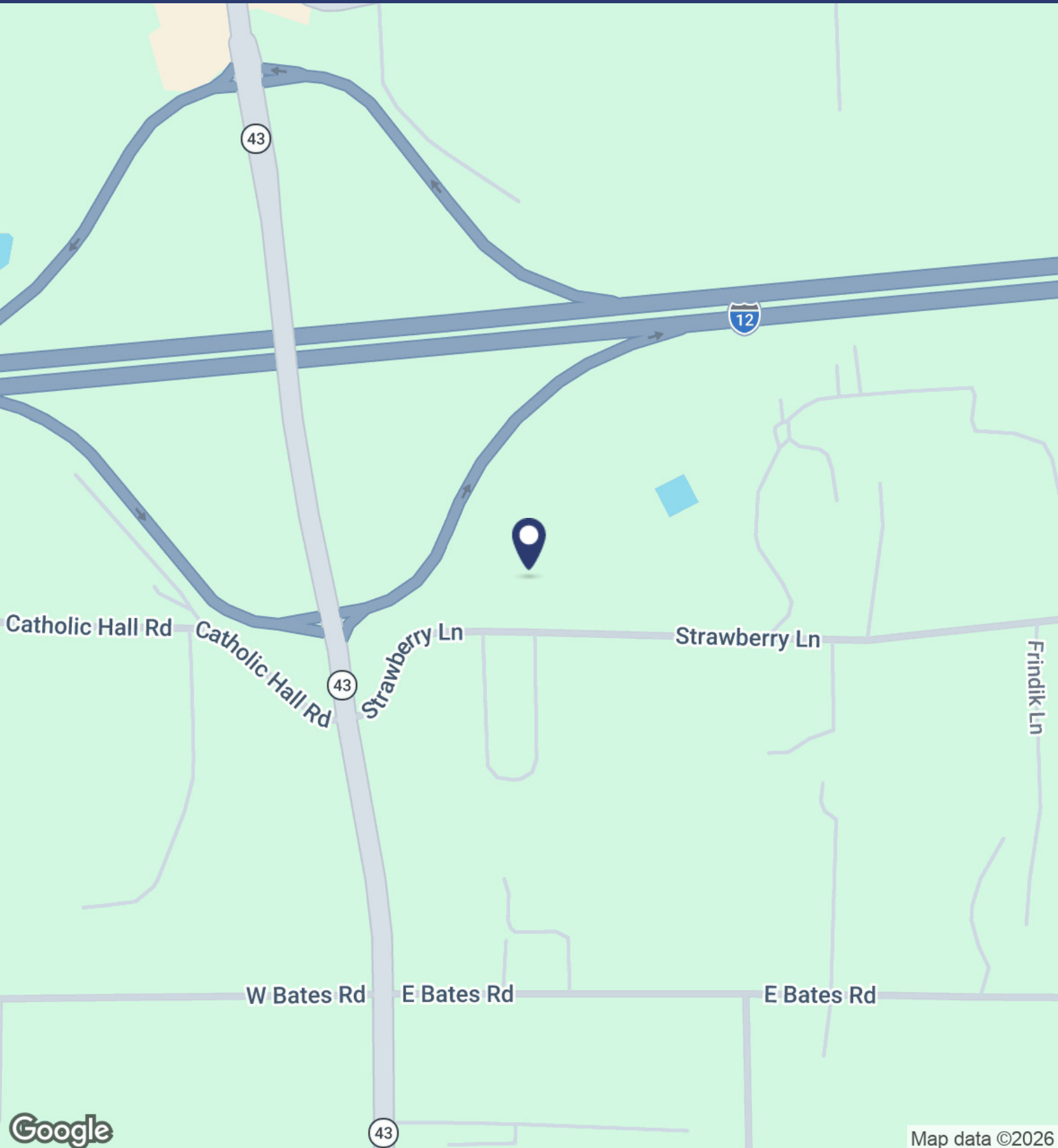


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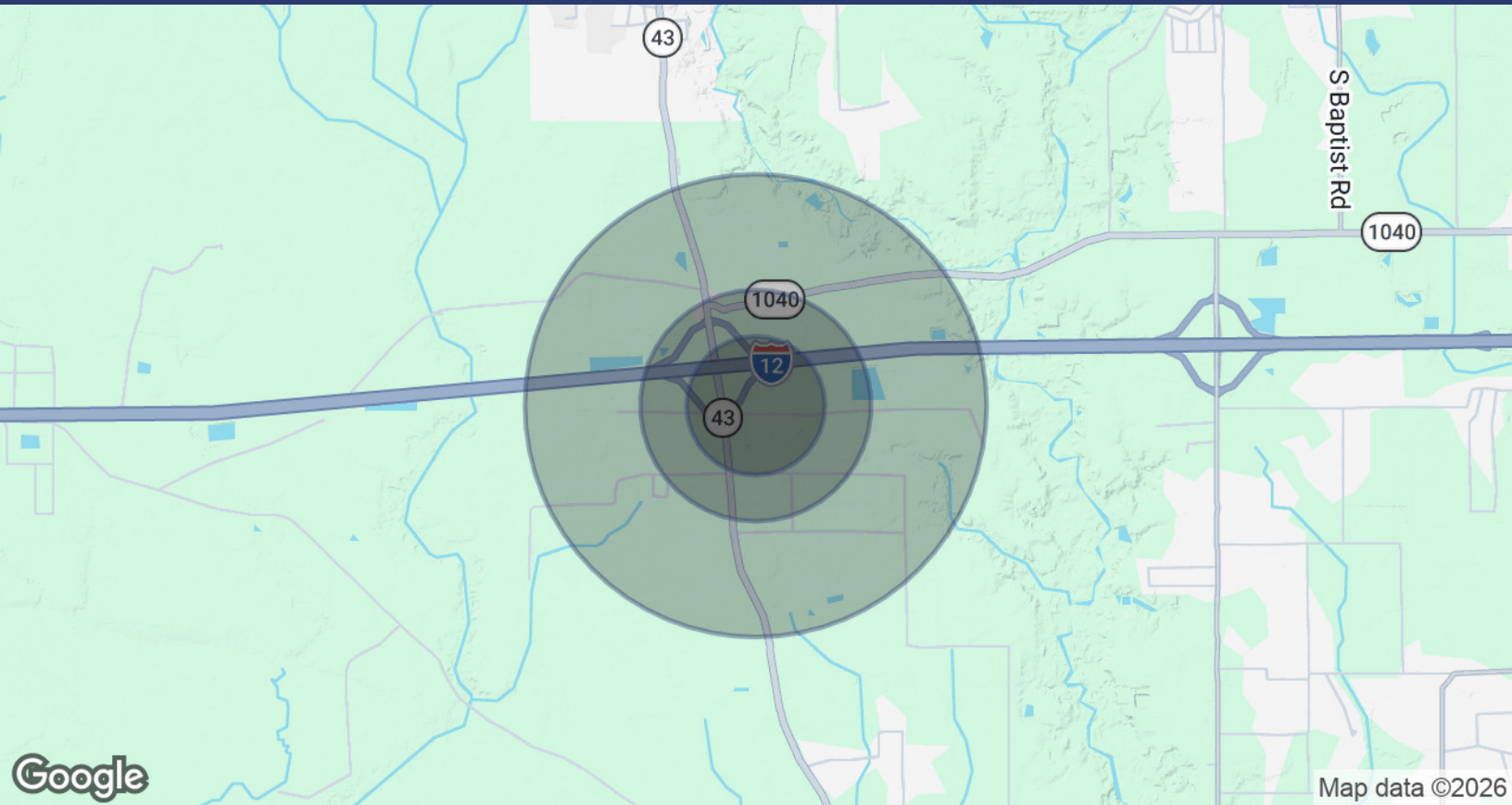


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	110	323	1,357
Average Age	38	38	38
Average Age (Male)	38	38	38
Average Age (Female)	39	39	39

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

2020 American Community Survey (ACS)

PRESENTED BY

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