

# 209 Cummings Road

INDUSTRIAL PROPERTY FOR LEASE

Cardon Sales

L3Harris ASV

Cummings Rd

Cummings Rd

209 Cummings Rd Broussard, LA 70518

Mamie Hightower | 337.789.3802 | [mhightower@beaibox.com](mailto:mhightower@beaibox.com)  
Monty Warren, SIOR | 337.233.1488 | [mwarren@beaibox.com](mailto:mwarren@beaibox.com)



PROPERTY SUMMARY



**Property Description**

The property located at 209 Cummings Road consists of one 10,437 SF building comprised of 3,523 SF of office and 6,914 SF of warehouse that houses a 10-ton crane. The site is situated on 1.38 acres of land which also includes 12,500 +/- SF of concrete parking area and 11,000 +/- SF fenced stabilized yard. The property has 3 overhead doors and 3-phase power. Zoned Light Industrial and in flood zone X (outside the 500-year flood plain).

**Offering Summary**

Lease Rate:	\$11.00 SF/yr (NNN)
Available SF:	10,437 SF
Lot Size:	1.38 Acres
Building Size:	10,437 SF

<b>Demographics</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Households	10	19	351
Total Population	33	64	884
Average HH Income	\$81,975	\$82,237	\$75,280

**Mamie Hightower**  
337.789.3802  
mhightower@beaubox.com

**Monty Warren, SIOR**  
337.233.1488  
mwarren@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | October 29, 2025





**209 Cummings Road**  
209 Cummings Rd Broussard, LA 70518

LOCATION MAP



**Mamie Hightower**

337.789.3802

[mhightower@beaubox.com](mailto:mhightower@beaubox.com)

**Monty Warren, SIOR**

337.233.1488

[mwarren@beaubox.com](mailto:mwarren@beaubox.com)

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | October 29, 2025





# 209 Cummings Road

209 Cummings Rd Broussard, LA 70518

## ADDITIONAL PHOTOS



**Mamie Hightower**

337.789.3802

[mhightower@beaubox.com](mailto:mhightower@beaubox.com)

**Monty Warren, SIOR**

337.233.1488

[mwarren@beaubox.com](mailto:mwarren@beaubox.com)

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | October 29, 2025



# 209 Cummings Road

## 209 Cummings Rd Broussard, LA 70518

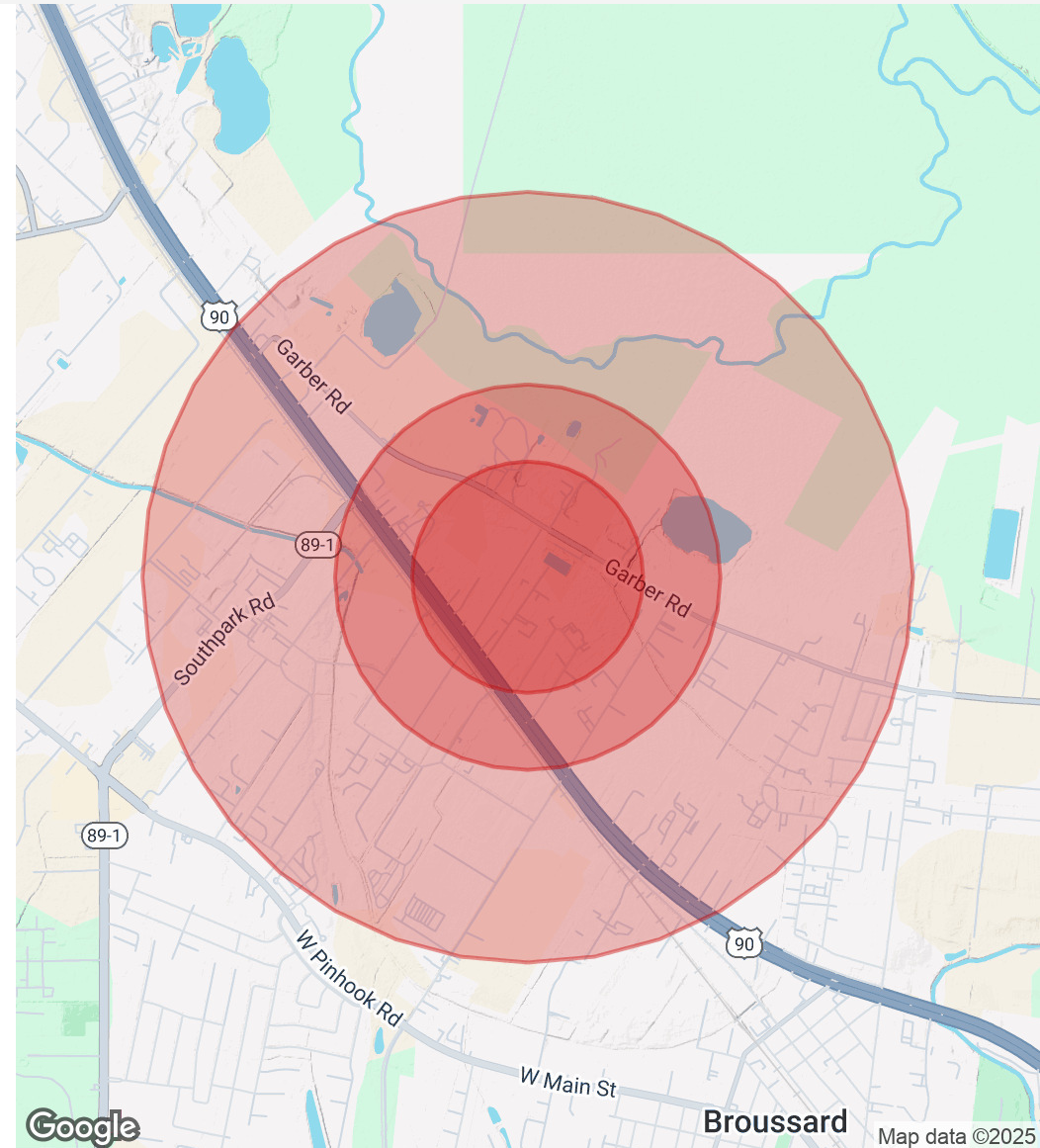
### DEMOGRAPHICS MAP & REPORT

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	33	64	884
Average Age	41	41	38
Average Age (Male)	39	39	37
Average Age (Female)	45	45	39

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	10	19	351
# Of Persons Per HH	3.3	3.4	2.5
Average HH Income	\$81,975	\$82,237	\$75,280
Average House Value	\$184,051	\$187,505	\$218,185

Demographics data derived from AlphaMap



**Mamie Hightower**  
 337.789.3802  
 mhightower@beaubox.com

**Monty Warren, SIOR**  
 337.233.1488  
 mwarren@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | October 29, 2025

