



FOR SALE OR LEASE

615 HATCHELL LANE
DENHAM SPRNGS, LA 70726



PROPERTY OVERVIEW

- NEW CONSTRUCTION OFFICE WAREHOUSE SITUATED ON 3.52 ACRES
- OFFICE: 2,039 SF
- WAREHOUSE: 3,000 SF
- 20 TO 22 FT EAVE HEIGHT. DRIVE THROUGH CAPABILITY
- ZONING: I-1 LIGHT INDUSTRIAL
- POWER: 3PHASE, 4W, 208Y/120 VOLT. DEMCO PROVIDER.
- SITUATED ON 3.52 ACRES MOL.
- ROOM FOR OUTDOOR STORAGE OR ADDITIONAL BUILDINGS.

OFFERING SUMMARY

Building Size: 5,039+/- SF

Zoning: I-1 "Light Industrial"

Sale Price: \$750,000.00 (\$149/sf)

Lease Rate: \$5,000.00/month NNN (\$12/sf)

Land Size: 3.52+/- acres

Denham Springs Industrial Area

New Construction

DERBES FALGOUST COMMERCIAL REAL ESTATE

10455 Jefferson Hwy, Suite 210
Baton Rouge, LA USA 70809
225.778.5858

SCOT GUIDRY, CCIM
SCOT@DFCRE.COM
(225) 405-9400



DERBES FALGOUST
COMMERCIAL REAL ESTATE



FOR SALE OR LEASE

615 HATCHELL LANE
DENHAM SPRNGS, LA 70726



3,000 SF
WAREHOUSE

ACCESS
REAR
2@ 14X14

FRONT
1@ 14X14

DRIVE THRU
20 FT EAVE



DERBES FALGOUST COMMERCIAL REAL ESTATE

10455 Jefferson Hwy, Suite 210
Baton Rouge, LA USA 70809
225.778.5858

SCOT GUIDRY, CCIM
SCOT@DFCRE.COM
(225) 405-9400



DERBES FALGOUST
COMMERCIAL REAL ESTATE



FOR SALE OR LEASE

615 HATCHELL LANE
DENHAM SPRNGS, LA 70726



2,039SF OFFICE

10 FT CEILINGS

LOBBY

RECEPTION WITH PASS THRU WINDOW

3 PRIVATE OFFICES

COPY/WORK ROOM

CONFERENCE/BULLPEN

COFFEE BAR

SINGLE BATH & LAUNDRY ROOM.

DERBES FALGOUST COMMERCIAL REAL ESTATE

10455 Jefferson Hwy, Suite 210
Baton Rouge, LA USA 70809
225.778.5858

SCOT GUIDRY, CCIM
SCOT@DFCRE.COM
(225) 405-9400

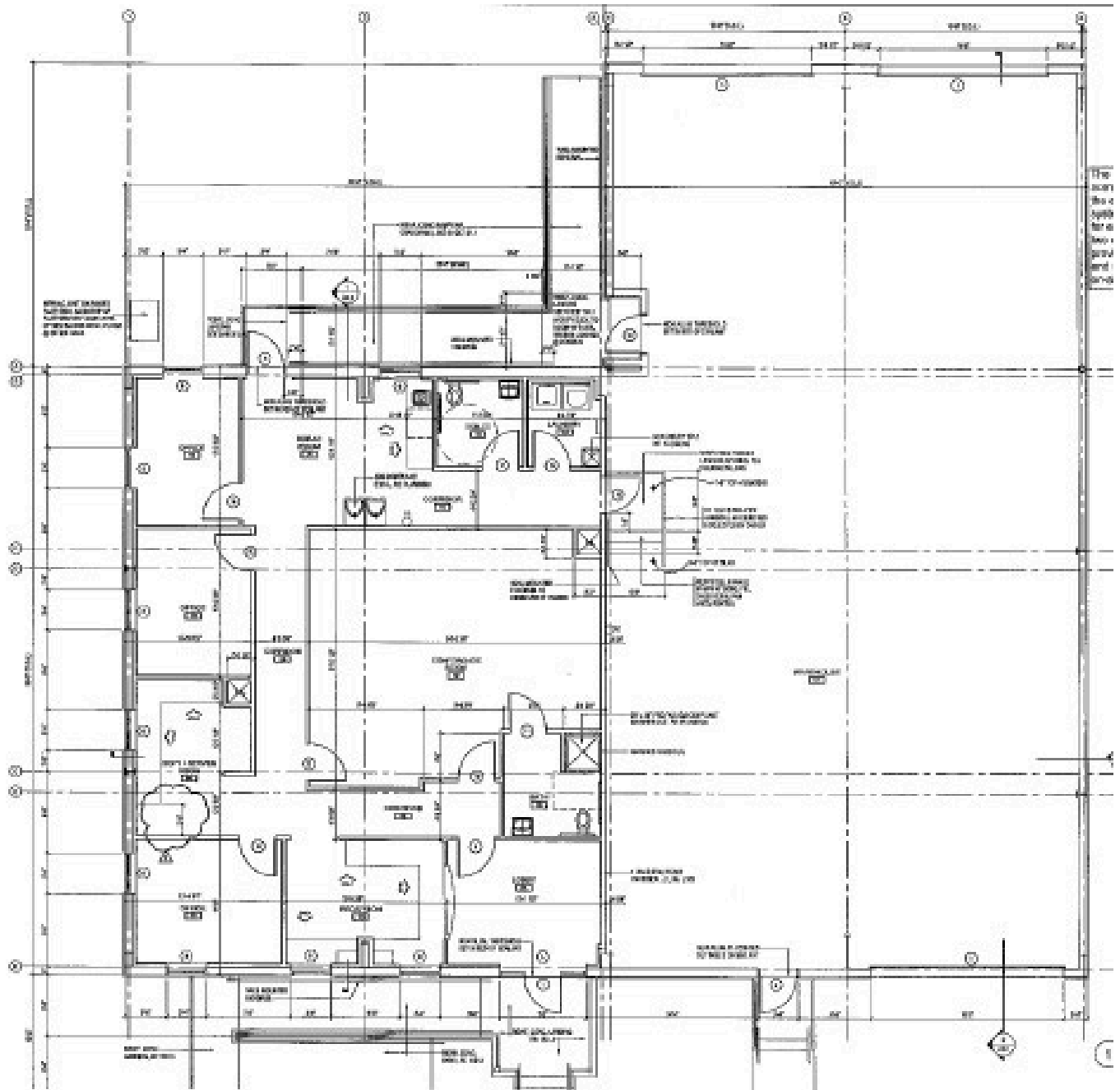


DERBES FALGOUST
COMMERCIAL REAL ESTATE



FOR SALE OR LEASE

615 HATCHELL LANE
DENHAM SPRNGS, LA 70726



DERBES FALGOUST COMMERCIAL REAL ESTATE

10455 Jefferson Hwy, Suite 210
Baton Rouge, LA USA 70809
225.778.5858

SCOT GUIDRY, CCIM

SCOT@DFCRE.COM
(225) 405-9400

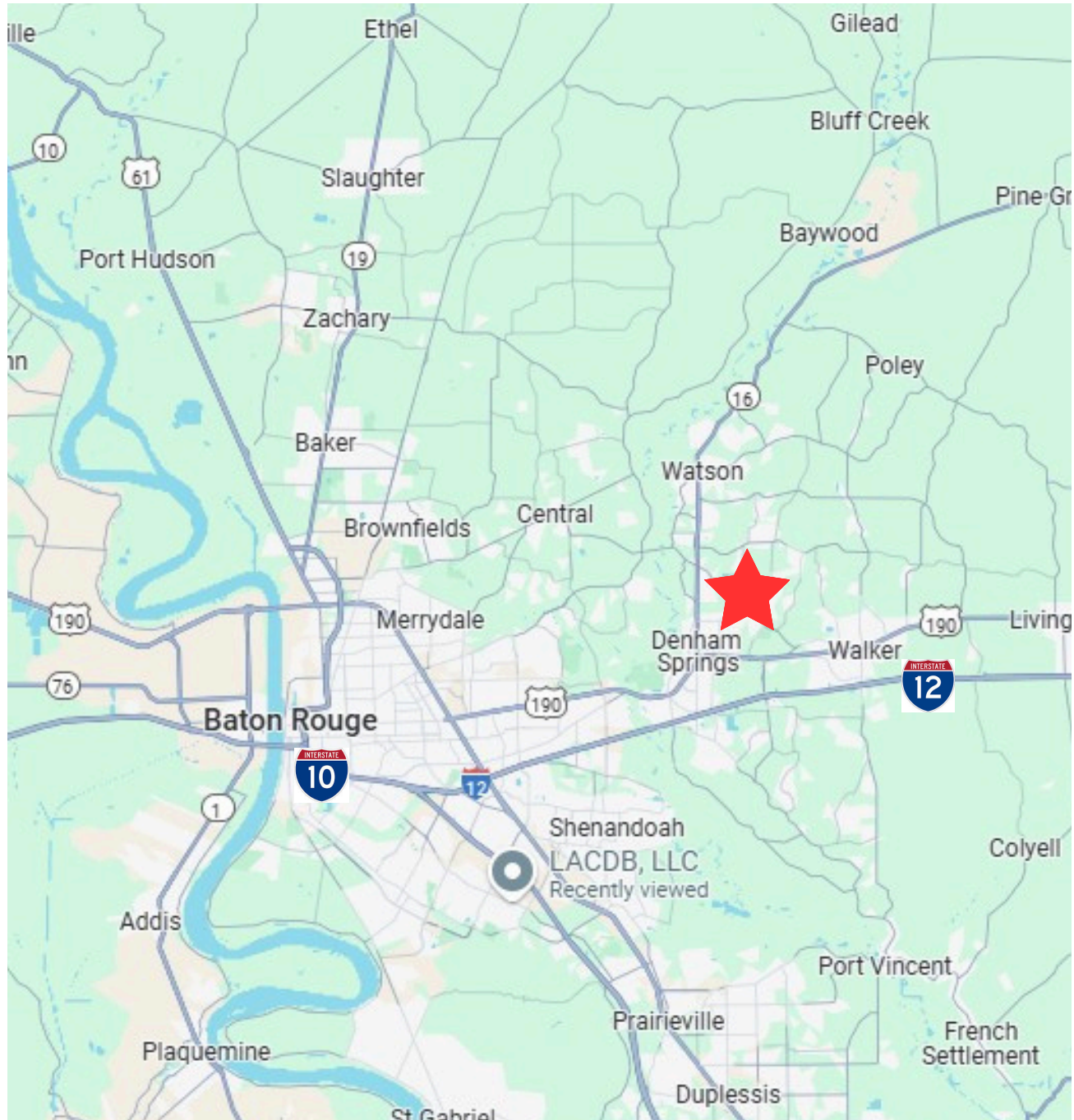


DERBES FALGOUST
COMMERCIAL REAL ESTATE



FOR SALE OR LEASE

615 HATCHELL LANE
DENHAM SPRNGS, LA 70726



DERBES FALGOUST COMMERCIAL REAL ESTATE

10455 Jefferson Hwy, Suite 210
Baton Rouge, LA USA 70809
225.778.5858

SCOT GUIDRY, CCIM

SCOT@DFCRE.COM
(225) 405-9400



DERBES FALGOUST
COMMERCIAL REAL ESTATE