



of **KW** **SOUTH**
COMMERCIAL

25,433 SF Industrial Near U.S. Hwy 90



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400 Lafayette St., Houma, LA 70360

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Broker of Record: Bayou Partners Investments, LLC DBA KW Commercial South. Licensed by the Louisiana Real Estate Commission. All information contained herein is deemed reliable, but not guaranteed. It is presented as is, without warranty of any kind.

References to square footage, dimensions, and/or age are approximate. Any buyer must verify all information and bears the risks for any inaccuracies. ©The Logan Babin Commercial Group of KW Commercial South. Each office is independently owned and operated.

Property Summary

Description

This light industrial facility is located 2 miles from U.S. Highway 90 (Future I49) in Franklin and is available immediately. The site features a large Main Office & Shop on ~5 acres with another warehouse, shed, and mobile offices on the grounds as well.

Key Features

- 25,433 Total SF in 3 Buildings
- 22,383 SF Main (3,316 SF Office, 19,067 SF Shop)
- 1,505 SF Warehouse and 1,545 SF Shed in Yard
- Seven (7) 14' x 16' overhead doors
- Zoned I - Industrial in City of Franklin
- Located on America's Energy Corridor



OFFERING PRICE: **\$ 700,000.00**

LAND SIZE: **+/- 4.94 Acres**

TOTAL BUILDING SF: **+/- 25,433 SF GBA**

Office/Shop Features



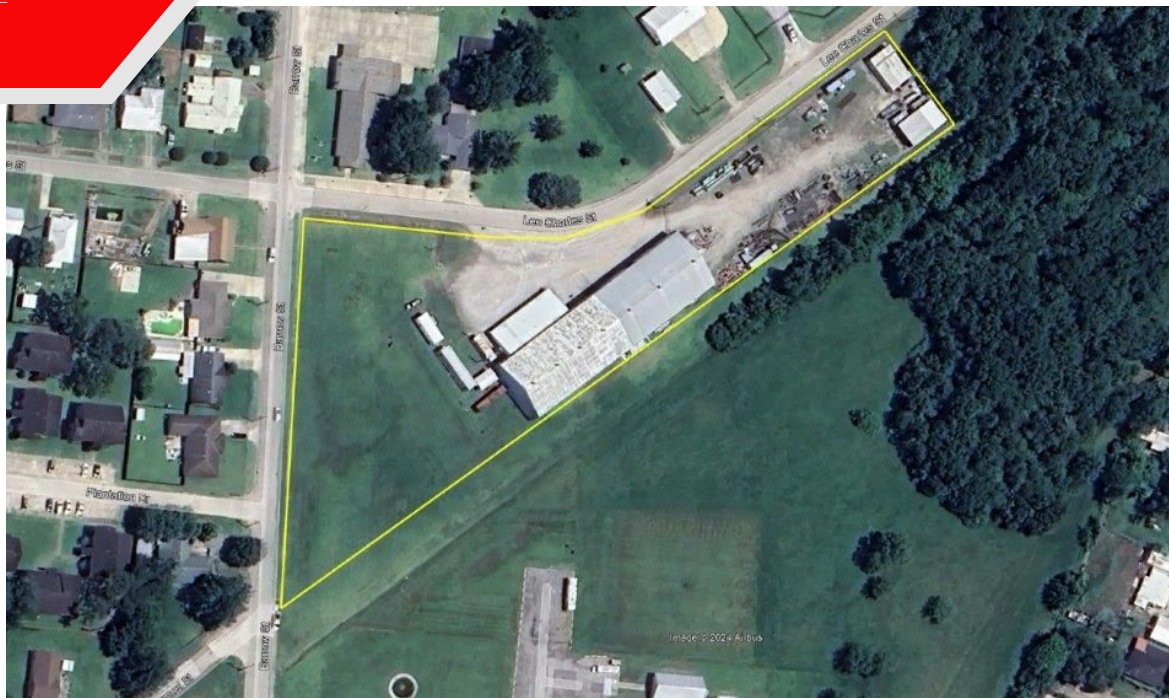
There is office space at the entrance to the building with additional office area in the shop.



There is additional office and break room area in the shop with numerous overhead doors.

Site Layout

The property sits on multiple lots in Franklin, LA. The sites have a combined size of +/- 4.94 Acres. There is a fenced in yard area plus additional land for expansion at the front. The facility is located about 2 miles from U.S. Highway 90 (Future I49) on America's Energy Corridor connecting Port Fourchon to Lafayette.

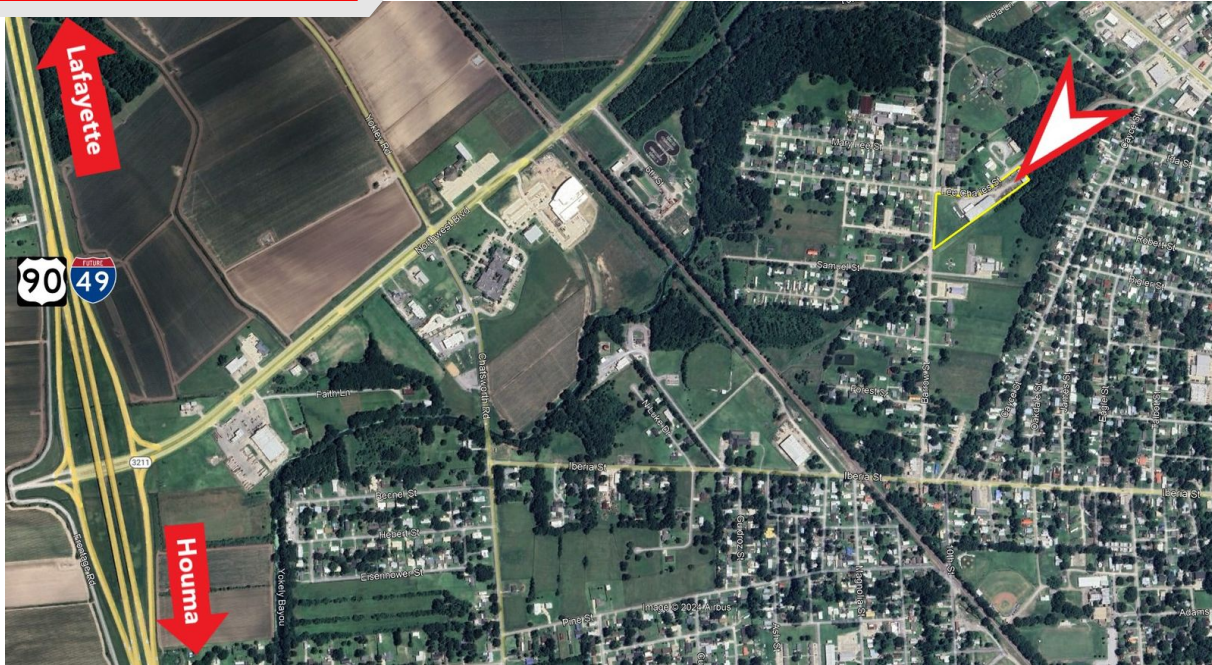




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1045 Lee Charles St., Franklin, LA

Location Map



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