



80,000 SF INDUSTRIAL FOR SALE OR LEASE



THE
MCENERY
COMPANY

810 UNION STREET, NEW ORLEANS, LA 70112
504-274-2701 | MCENERYCO.COM



THE OVERVIEW

Address: 42548 Happywoods Road, Hammond, LA 70403

Sale Price: \$3,995,000 | \$49.94 per SF **Lease Price:** \$316,000 per Year NNN | \$3.95 per SF

Property Overview: 80,000 SF industrial facility capable of servicing today's increasing needs for storage, distribution and logistics. Ideally located 1/3 mile south from I-12 near the I-55 interchange, this 4.92 acre site includes ample parking and loading areas for a variety of users.

The ever-increasing demand for 3PL fulfillment centers boosts the marketability of 42548 Happywoods, especially given the flexible interior layout that includes 10,000 SF of office and 20,000 SF of climate controlled support space and 50,000 SF of warehouse area featuring 24' clear heights with dock high and grade level access, a three-phase electrical system and two backup generators (206 kW natural gas and a 500 kW diesel).

The facility is positioned to service all of the major and minor markets in the Southeast region and beyond via connectivity to the I-10, I-12, I-55 & I-49 corridors, as well as numerous highways and local thoroughfares. Owner is motivated and list price was recently reduced by more than \$750,000. Bring all offers!

There are also (4) lots owned by the same entity that could potentially be available in a sale or lease agreement as additional support parcels.



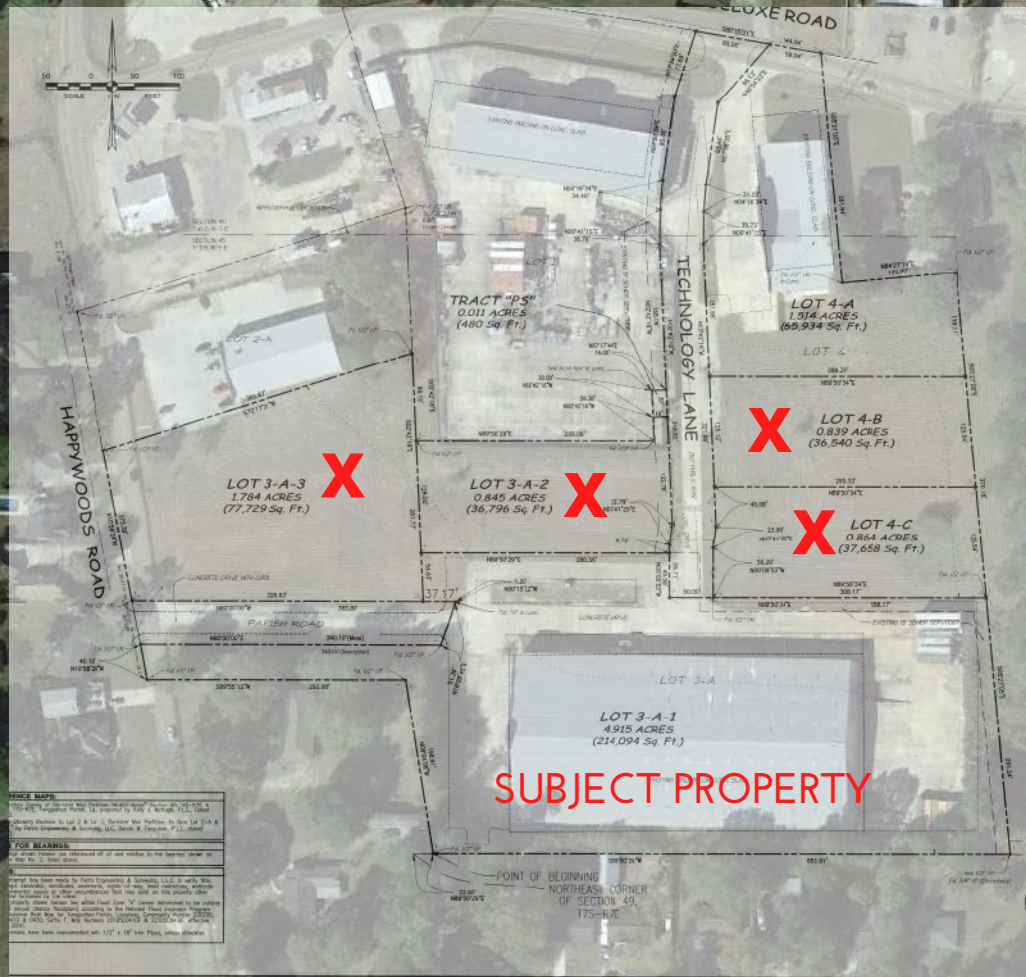
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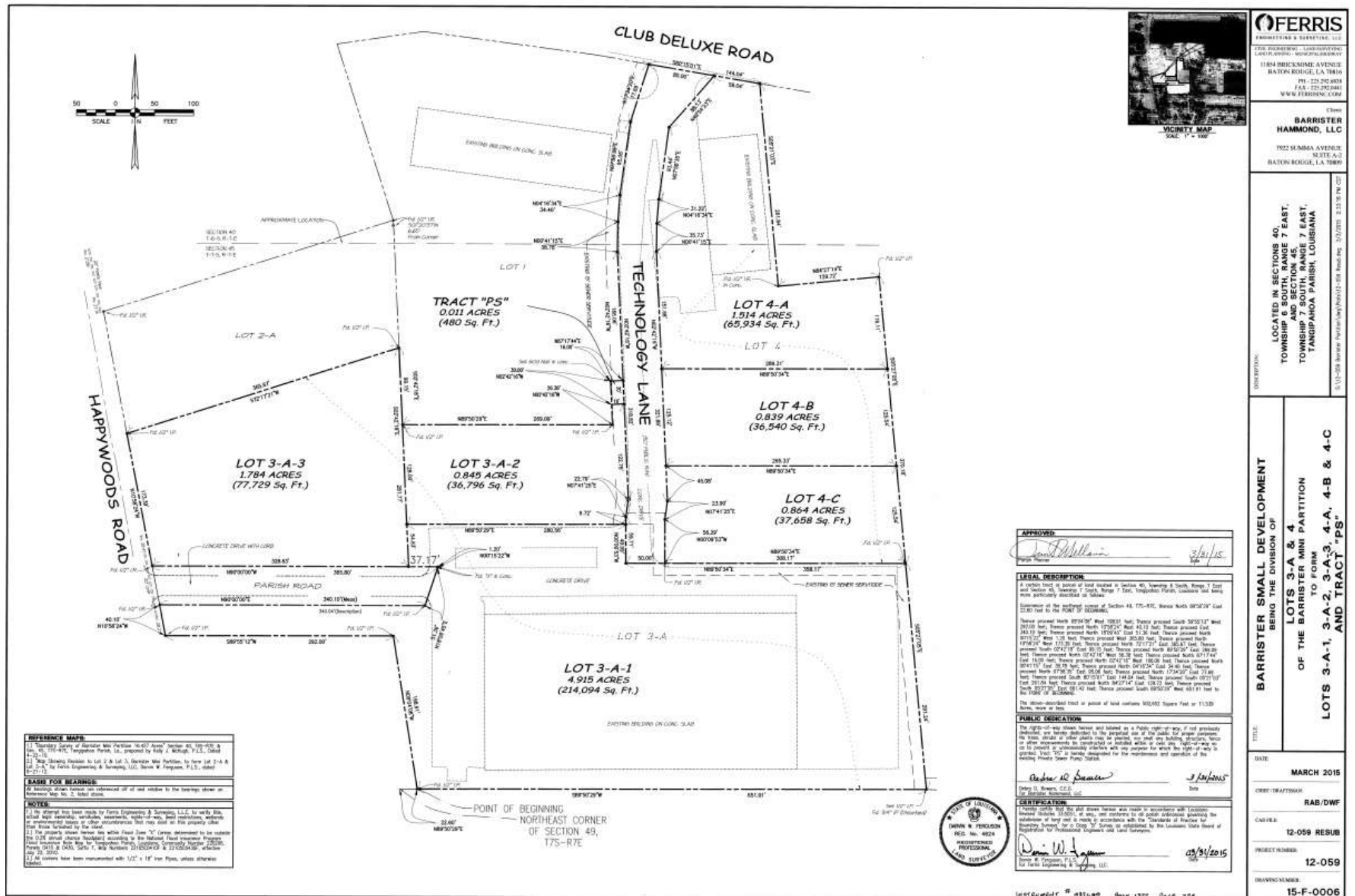
SURVEY OVERLAY



Marked lots (X) are owned by the same entity and could potentially be available in a sale or lease agreement as additional support parcels.

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Happywoods Warehouse | Menu of Lease Offerings

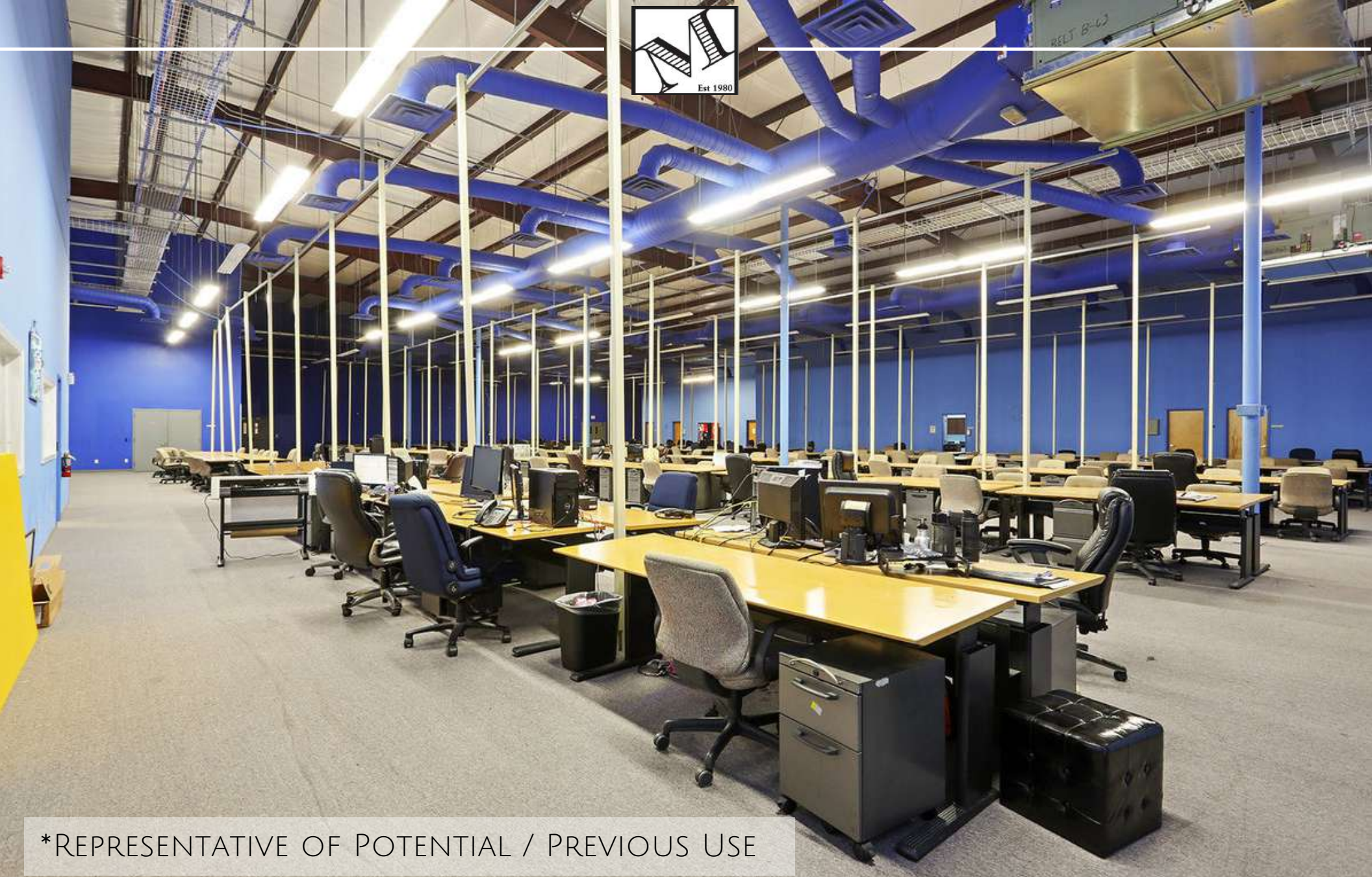
- 80,000 SF Facility (entire property)
- 30,000 SF Office & Climate Control Space
- 50,000 SF warehouse with recessed truck wells and multiple overhead doors.
- Owner will consider smaller space options as well.

Lease rates start at \$3.95 per SF for full 80,000 SF facility.



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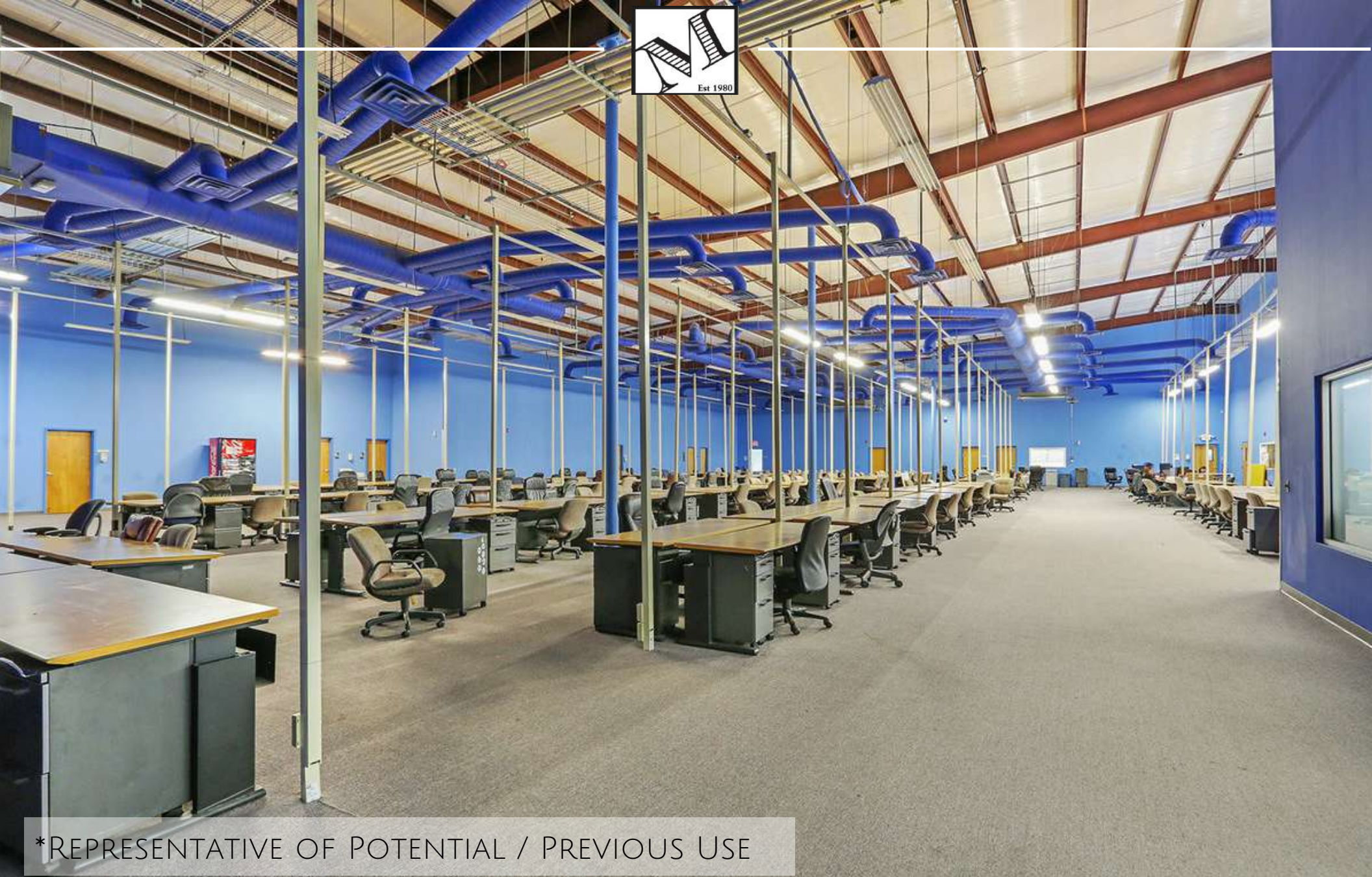
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POINTS OF INTEREST MAP



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