

1090 Petroleum Parkway

INDUSTRIAL PROPERTY FOR LEASE

1090 Petroleum Parkway Broussard, LA 70518

Monty Warren, SIOR | 337.233.1488 | mwarren@beaibox.com
Mamie Hightower | 337.789.3802 | mhightower@beaibox.com



1090 Petroleum Parkway

1090 Petroleum Parkway Broussard, LA 70518

EXECUTIVE SUMMARY



Offering Summary

Lease Rate:	\$6.00 SF/yr (NNN)
Building Size:	10,200 SF
Available SF:	10,200 SF
Lot Size:	1 Acres
Zoning:	Industrial

Property Overview

Located in SMEDA Park near Hwy. 90. The 10,200 SF property has 1,450 SF of office space and 8,750 SF of warehouse with one (1) 5-ton bridge crane and two (2) overhead doors that are 14' wide and 16' high. The eave height in the warehouse is 18' and there are three exhaust fans. The wash rack has a closed loop collection system.

- Office: 1,450 SF; Warehouse: 8,750 SF
- 5 Ton bridge crane
- Paint booth
- Large fenced yard area
- Additional yard area available

Monty Warren, SIOR

337.233.1488

mwarren@beaubox.com

Mamie Hightower

337.789.3802

mhightower@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. | April 15, 2020



1090 Petroleum Parkway

1090 Petroleum Parkway Broussard, LA 70518

LOCATION MAPS



Monty Warren, SIOR
337.233.1488
mwarren@beaibox.com

Mamie Hightower
337.789.3802
mhightower@beaibox.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. | April 15, 2020



1090 Petroleum Parkway 1090 Petroleum Parkway Broussard, LA 70518

ADDITIONAL PHOTOS



Monty Warren, SIOR
337.233.1488
mwarren@beaibox.com

Mamie Hightower
337.789.3802
mhightower@beaibox.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. | April 15, 2020



1090 Petroleum Parkway

1090 Petroleum Parkway Broussard, LA 70518

ADDITIONAL PHOTOS



Monty Warren, SIOR 337.233.1488
mwarren@beaubox.com

Mamie Hightower 337.789.3802
mhightower@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. | April 15, 2020



1090 Petroleum Parkway
1090 Petroleum Parkway Broussard, LA 70518

ADDITIONAL PHOTOS



Monty Warren, SIOR **Mamie Hightower**
337.233.1488 337.789.3802
mwarren@beaubox.com mhightower@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. | April 15, 2020



1090 Petroleum Parkway

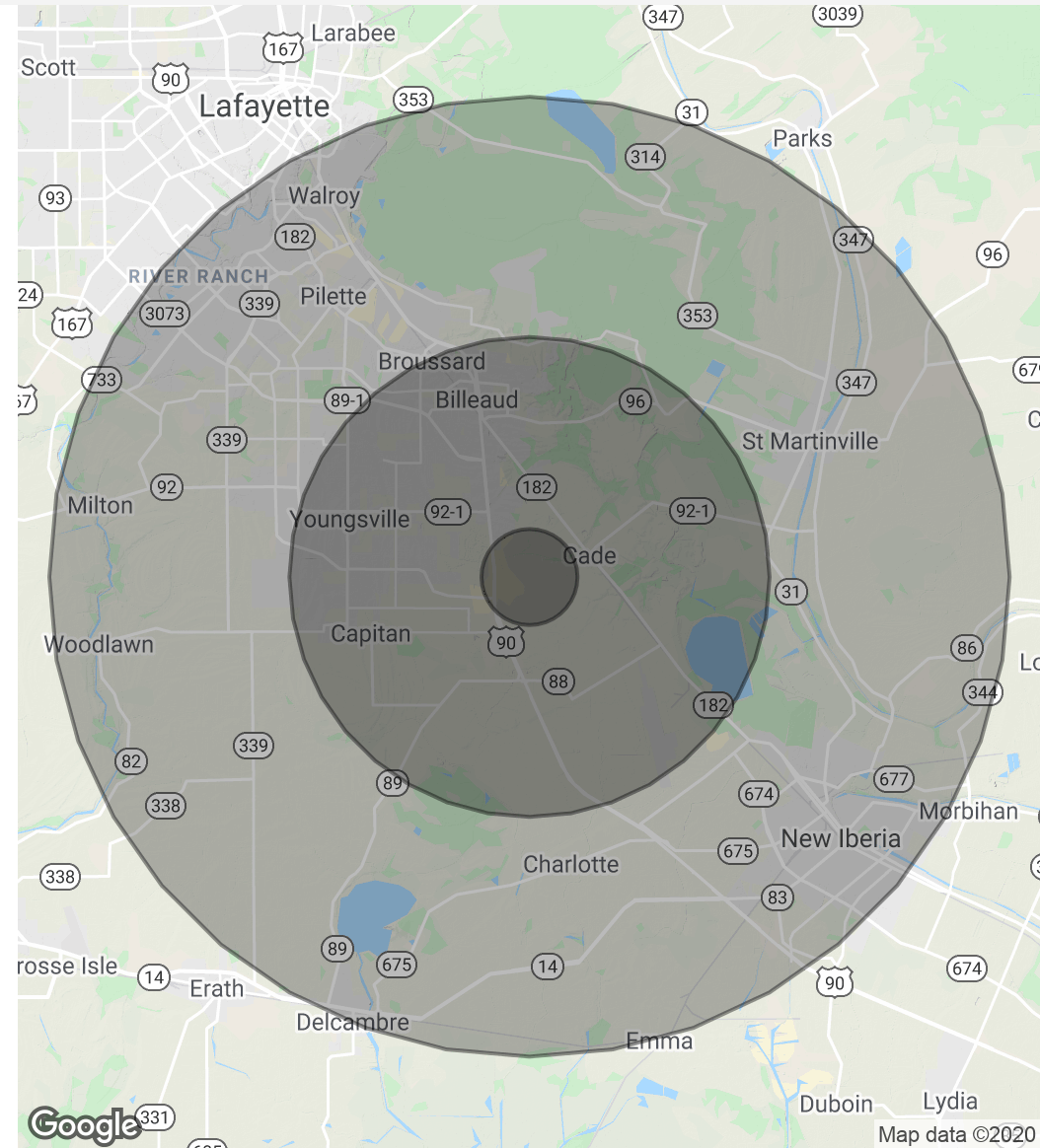
1090 Petroleum Parkway Broussard, LA 70518

DEMOGRAPHICS MAP & REPORT

Population	1 Mile	5 Miles	10 Miles
Total Population	567	24,594	124,766
Average Age	37.3	32.9	33.8
Average Age (Male)	39.5	32.4	33.3
Average Age (Female)	35.9	33.5	34.7

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	215	8,811	46,873
# Of Persons Per HH	2.6	2.8	2.7
Average HH Income	\$51,738	\$71,629	\$67,770
Average House Value		\$169,592	\$164,564

* Demographic data derived from 2010 US Census



Monty Warren, SIOR 337.233.1488
 mwarren@beaibox.com

Mamie Hightower 337.789.3802
 mhightower@beaibox.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. | April 15, 2020

