

For Sale

100,000 SF Building

204 Exchange St. West Monroe, LA



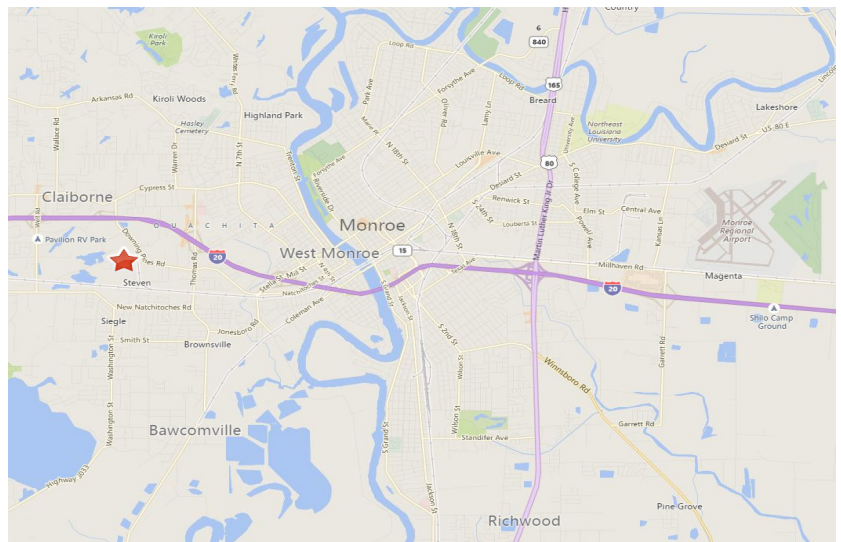
Property Features

- Short term leaseback, until August 2019
- Currently used for manufacturing
- Food grade facility
- 5 acres± building site
- 4.5± acres of vacant land
- Ceiling height up to 27'
- Warehouse area is heated & cooled
- 9 loading docks, with levelers
- 1 ground level overhead door

JW Perry

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NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

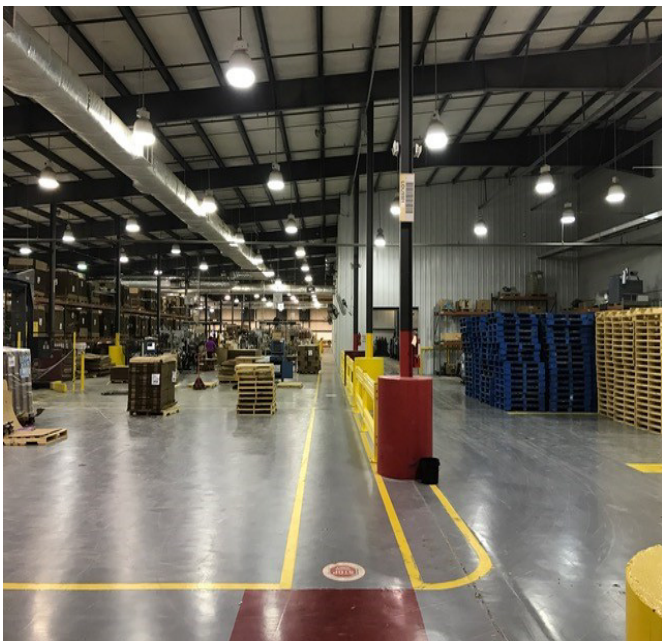
1811 Auburn Ave.
Monroe, LA 71201
+1 318 807 4666

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Additional Features

- Column spacing 40' x 22'
- 1 ± mile from Interstate 20
- 10,000 ± SF office area
- 3,000 ± SF maintenance area



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