

**3512 Industrial Avenue A**  
Houma, LA 70363

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**MLS# 2023014214**



**\$3,500**

**5,430 Sqft**

Main Warehouse is 100 x 40 (4,000 Sq ft). Height of ceiling, 15 feet. All metal building. Small building inside main large building has electricity, refrigerator, window AC, could be office. Separate storage building with plumbing (shower, toilet & sink inside). Electric: 110. 10x23 (230 sq ft) separate building in front contains office with window unit, small refrigerator and sink. 16x10 (160) storage building with sink & window unit. Rear Metal Building with new garage door is 40 x 30 (1,200 sq ft), Front and rear parking/Exterior Storage area. Cyclone fence on both sides of lot and along back. Lot size: "Tract 2 having a width in front, or northerly, of 115.75 feet, a width in the rear, or Southerly, of 115.80 feet, a distance of 226.38 feet on its easterly lot line and a distance of 224.85 feet on its westerly lot line. Lease: 2 year minimum. Triple Net Lease (Tenant responsible for Rent, Taxes, Insurance and repairs) Insurance \$4,500.00, Taxes \$1442.40. Rent \$3,500.00 a month with a \$3,500.00 Deposit. Property not for sale.



**Michelle Parsons**

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**KELLER WILLIAMS REALTY BAYOU P**

For full listing details, please scan:

