

2160 Grand Caillou Road
Houma, LA 70363



LOGO COMING
SOON

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MLS# 2024017156



\$7,000

25,725 Sqft

25, 725 SQUARE FEET INDUSTRIAL BUILDING FOR LEASE (NNN) 7, 000/MO BUILDING IS SITUATED ON 1.43 ACRES OF PROPERTY ON THE CORNER OF GRAND CAILLOU ROAD (LA HWY 57) AND DICKSON ROAD. IT ALSO FEATURES A DOCK HEIGHT BAY TRUCK, MULTIPLE OVERHEAD DOORS, SHOP RACKS FOR STORAGE AND AN EAVE HEIGHT UP TO 20 FEET. THE ENTIRE BUILDING IS 25, 725 SQUARE FEET WITH 2, 225 SQUARE FEET OF OFFICE SPACE AND 23, 500 SQUARE FEET OF WAREHOUSE/SHOP. TRIPLE NET LEASE - ESTIMATED TRIPLE NET EXPENSES TOTAL 15, 550 PER YEAR OR 1, 295 PER MONTH IF THE WHOLE BUILDING IS LEASED. IF A PARTIAL OFF THE BUILDING IS LEASED, THIS WILL BE PRORATED. LESSOR IS WILLING TO DIVIDE THE BUILDING AS FOLLOWS: LEFT SIDE WAREHOUSE 100 X 50, 5, 000 SQUARE FEET, 2, 000.00/MO PLUS PRO RATA SHARE OF BUILDING EXPENSES, MIDDLE WAREHOUSE SECTION ONLY 11, 000 SQUARE FEET - \$4, 000/MO, PLUS PRO RATA SHARE OF BUILDING EXPENSES, RIGHT SIDE WAREHOUSE 100 X 75, \$7, 500 SQUARE FEET. - \$3, 000/MO PLUS PRO RATA SHARE OF BUILDING EXPENSES, OFFICE SPACE (CONNECTED TO THE MIDDLE BUT CAN BE CONNECTED TO THE LEFT) 2, 225 SQUARE FEET - 1, 500/MO PLUS PRO RATA SHARE



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