

**502 7th St**  
Lake Charles, LA 70601



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**MLS# 2025005162**



**\$1,499,000**

**33,000 Sqft**

ALLOW YOUR BUSINESS TO THRIVE AT THIS PRIME COMMERCIAL/INDUSTRIAL PROPERTY OFFERING A SIGNIFICANT 1.39 ACRES. CONVENIENTLY LOCATED ON THE CORNER OF 7TH ST AND HODGES ST IN DOWNTOWN LAKE CHARLES AND MINUTES AWAY FROM I-10, THIS PROPERTY IS EXCELLENT FOR SHIPPING AND RECEIVING GOODS! YOU AND YOUR GUESTS WILL BE GREETED IN A SPACIOUS ENVIRONMENT AND YOUR EMPLOYEES ARE PROVIDED MORE THAN ADEQUATE SPACE AND STORAGE FOR DAY TO DAY OPERATIONS. DOWNSTAIRS A 30,000 SQ FT WAREHOUSE COMMANDS ATTENTION WITH 2 GRADE LEVEL LOADING DOCKS, 3 ROLL DOWN DOORS AND A LARGE SLIDING DOOR ENSURING THE EASE OF ENTRANCE AND DEPARTURE OF VEHICLES AND EQUIPMENT, 1 OFFICE, 1 FULL BATH, AND 1 HALF BATH. UPSTAIRS YOU'LL FIND AN EXTENSIVE LOFT SPACE OVERSEEING WAREHOUSE OPERATIONS AND OPTIMIZING SPACE UTILIZATION AND STORAGE CAPACITIES, 5 PROFESSIONAL ATTRACTIVE OFFICES, CONFERENCE ROOM, AND A HALF BATH WITH ALL NEW FLOORING AND FRESHLY PAINTED. NEED EMPLOYEE HOUSING...NO PROBLEM! ONE OF THE OFFICES FUNCTIONS AS EMPLOYEE ACCOMMODATIONS WITH A FULL EN SUITE! IN CLOSE



**Christine Foret**

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