

**1540b Gautreaux Street**  
Houma, LA 70360



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**MLS# 2025006126**



**\$2,850**

**3,100 Sqft**

NOW AVAILABLE FOR LEASE! This versatile 3,100 square foot commercial warehouse is located in a highly trafficked location on Gautreaux Street in Houma, offering excellent visibility and accessibility in a high-demand area. The mixed-use building features two 14-foot overhead doors, first-come, first-served front parking, and shared rear driveway access. The lease is triple net, with the tenant responsible for a flat \$100/month for water and electricity, annual property taxes of \$2,063, and estimated building insurance of \$1,147 (prorated). Internet and phone services must be set up by the tenant. Tenant shall obtain and maintain commercial general liability insurance, naming Landlord as an additional insured, with coverage limits acceptable to Landlord. The landlord will maintain the building's shell and exterior. Interior buildouts are allowed, but all immovables must remain at the end of the lease term. Use of the rear land space may be negotiated. This is a great opportunity to secure a flexible commercial space in a prime location.



**Lexi Neil**

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**KELLER WILLIAMS REALTY BAYOU P**

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