

947 Sw Florida Ave
Denham Springs, LA 70726



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MLS# 2025016593



\$2,975,000

38,000 Sqft

This exceptional property presents a rare opportunity to acquire a versatile commercial facility situated on 2+ acres in a premier location. With outstanding road frontage, excellent visibility, and easy interstate access, this property is designed to support and enhance business growth across multiple industries. 15, 000+/- sq. ft. of office and retail space featuring 12 private offices, accessed by a custom walkway that has served as the foundation of success for the current owner. 23, 000+/- sq. ft. of warehouse space with multiple roll-up doors, abundant storage, and seamless access ideal for packaging, processing, or distribution. Additional insulated warehouse at the rear of the property, offering limitless opportunities for expansion or specialized operations. Completely fenced, stabilized yard well-suited for equipment, fleet, or material storage. Generous front parking lot to accommodate employees, customers, or visitors with ease. Covered parking and access port, designed to accommodate 18-wheelers, heavy machinery, and large-scale deliveries. **Highly visible location with strong traffic counts. Flexible space plan adaptable for a wide variety of business operations. Proven site, having successfully supported a long-standing business. This property combines scale, functionality, and accessibility in a way few facilities can match. It is



Carmen Coetzee

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Dawson Grey Real Estate

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