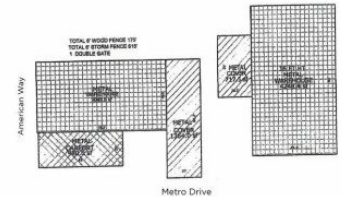


2230 American Way
Port Allen, LA 70767

 **LOGO** COMING SOON

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MLS# 2025017560



Area Calculations Summary		
Description	Area (sq ft)	Total
Metal Building #1	3,046	7,294
Metal Building #2	4,248	
Other	0	



\$500,000

7,294 Sqft

1.77-acre property - Just Off LA-1, featuring two metal buildings totaling over 7,200 sq ft of enclosed space with a mix of warehouse and residential-style accommodations. Metal Building #1 offers 3,046 sq ft of enclosed space with a 980 sq ft lean-to and an additional 1,364 sq ft lean-to. Approximately 1,100 sq ft is built out, featuring 2 bedrooms, 2 full bathrooms, a kitchen, and an open living/dining area. This space could also be easily converted to office use to support business operations. The remaining half is open warehouse storage. Metal Building #2 provides 4,248 sq ft of warehouse storage with a 717 sq ft lean-to and eight roll-up doors (four on each side), one bathroom, and 16 eave height. Located in the Greater Baton Rouge Industrial Park, the property enjoys quick access to LA-1, I-10, and the Port of Greater Baton Rouge. The property is currently used for storing construction material. Steel will be removed, but the seller prefers to leave the remaining items. These extra materials could be a bonus for the buyer.



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For full listing details, please scan:

