

30665 Strawberry Ln
Hammond, LA 70403



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SOON

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MLS# 2025021834



\$1,950

1,800 Sqft

New Industrial Flex space development offering location with easy access from Albany/Springfield I-12 exit number 32. The development is just south of I-12 allowing trucks to take easy routes to facility. Development is located just inside Livingston Parish at the Tangipahoa/Livingston Parish line. Clearing, filling, and infrastructure are nearly complete. 4 buildings to be constructed offering units with approximately 1800 square feet each with 14.8 feet eave height. Units can be combined to fit tenant needs. Several additional buildings up to 18,000 square feet each are planned for the site and can be leased fully or in part upon request. +/-1800 square foot units base rent \$13 per square foot plus NNN charges estimated \$3.00 per square foot. Water/sewer included in NNN charges. Tenant to pay electricity, internet and janitorial expenses.



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Keller Williams Realty Red Stick Partners

For full listing details, please scan:

