

502 7th St
Lake Charles, LA 70601

 **LOGO** COMING
SOON

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MLS# 2026010171



\$1,200,000

33,000 Sqft

FOR SALE OR LEASE, OWNER FINANCING AVAILABLE! ALLOW YOUR BUSINESS TO THRIVE AT THIS PRIME COMMERCIAL/INDUSTRIAL PROPERTY OFFERING A SIGNIFICANT 1.41 ACRES. CONVENIENTLY LOCATED ON THE CORNER OF 7TH ST AND HODGES ST IN DOWNTOWN LAKE CHARLES AND ONLY MINUTES AWAY FROM I-10, THIS PROPERTY IS EXCELLENT FOR SHIPPING AND RECEIVING! 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 MULTIPLE GRADE LEVEL LOADING DOCKS, 4 ROLL DOWN DOORS AND A LARGE SLIDING DOOR ENSURING THE EASE OF ENTRANCE AND DEPARTURE OF VEHICLES AND EQUIPMENT, 1 OFFICE, 2 RESTROOMS, AND 1 FULL 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 RESTROOM ALL WITH NEW FLOORING AND FRESHLY PAINTED. NEED EMPLOYEE HOUSING...NO PROBLEM. ONE OF THE OFFICES FUNCTIONS AS



Christine Foret

Phone: (985) 856-7787

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