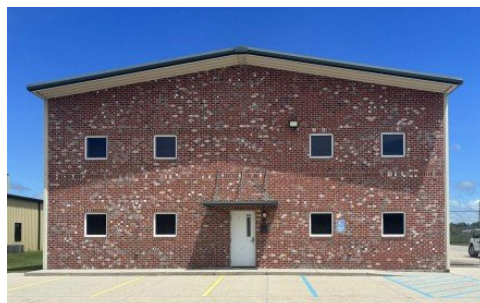


385 Technology Lane
Gray, LA 70359

 **LOGO** COMING
SOON

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MLS# 2026013565



\$6,900

8,000 Sqft

GREAT Commercial / Industrial Building in a GREAT location located close to HWY 90 (future I-49 corridor)!! Well maintained building with 8,000 sq. ft. total. Building is totally fenced in and has an electric slide gate with a remote control. Property has plenty parking as well as lots of reinforced concrete on the side and rear of the building. This building contains 1,500 sq. ft. of office space that includes a lobby/reception office, 4 offices, conference room, a nice size break room and 2 restrooms. The building also has an additional 1,500 sq. ft. of conditioned space with a drop ceiling above offices that can be used "as is" or cubicles can be put in very easily for work stations. The warehouse has 5,000 sq. ft. with 2 large overhead doors (16' X 18") and a restroom. This building was designed for up to a 5-ton overhead Crane. VERY HIGH ELEVATION, NOT IN A FLOOD ZONE. This is a TRIPLE NET LEASE (Tenant is responsible for all utilities, property taxes, Property Insurance, Liability Insurance and all interior maintenance. All measurements to be verified by Tenant.



Mike Heck

Phone: (985) 688-8787

HECK REALTY, INC.

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