

2250 River Rd
Berwick, LA 70342

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MLS# 2026016821



\$375,000

9,986 Sqft

Exceptional commercial property offering an impressive combination of professional office space, warehouse capacity, and room for operations all situated on approximately one acre in desirable Flood Zone X. The 5,106 sq. ft. office building features attractive Bermuda-style shutters and offers 16 individual rooms, two lobby entrances, a large conference room, one full bathroom, three additional restrooms, and two handicap-accessible ramps. The spacious kitchen has been updated with new cabinetry, granite countertops, stainless steel refrigerator, microwave, range and hood vent, plus a center island and bar sink. Additional improvements include a metal roof, covered parking for two vehicles, storage shed, covered patio with sink, and a 150KW generator an outstanding feature for maintaining business operations during power outages. The property also includes TWO 60' x 40' warehouses, providing approximately 4,800 sq. ft. of additional warehouse space with a total of six overhead doors. 1 restroom. Climate controlled storage/office area. A large limestone parking and staging area in front of the warehouses provides ample space for company vehicles, equipment, deliveries, and daily operations. With approximately 9,906 sq. ft. of combined office and warehouse space, this property offers tremendous flexibility for a variety of



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Anslum Real Estate, LLC

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