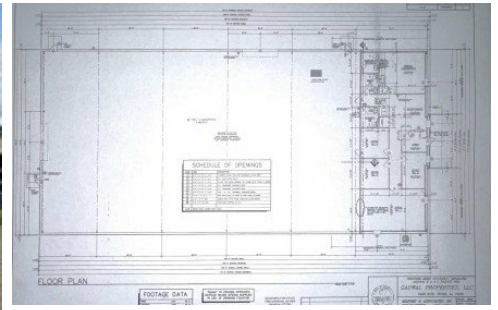


1309 Valhi Boulevard
Houma, LA 70360



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MLS# 2026018378



\$10,000

10,514 Sqft

BUILDING IS UNDER CONSTRUCTION!! ALL ATTACHED PICTURES OF BUILDING ARE OF THE BUILDING (1299 VALHI) NEXT TO SUBJECT PROPERTY AND WILL BE CONSTRUCTED IDENTICALLY. This will be a first class building in one of West Houma's busiest commercial / industrial developments off of Hwy 311! Plenty of potential with this commercial / industrial building: 4 offices, large reception area, lobby, conference room, break room and 2 restrooms in the office space which consist of 1,854 sq. ft. The warehouse has 8,660 sq. ft. with 1 restroom, 2- 14' x 14' overhead doors with a 24' Eave height. THIS BUILDING WILL BE BUILT TO SUPPORT A 5-TON OVERHEAD CRANE. This property is located in Flood Zone X (NOT A FLOOD ZONE) and I-1 zoning. Lots of concrete with 20 parking spaces. The side of the building has plenty of concrete as well and there will be a large limestone laydown yard in the rear of property. There will be a 25' wide paved driveway to the building. This will be a Triple Net Lease (NNN). Completion date to be approximately February 2027. Call Listing Agent for more information. ALL ATTACHED PICTURES OF BUILDING ARE FOR THE BUILDING NEXT TO SUBJECT PROPERTY AND WILL BE A MIRROR IMAGE OF EACH OTHER.



Mike Heck
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HECK REALTY, INC.

For full listing details, please scan:

