

AVAILABLE



Property A

• 100% Air-Conditioned

Approx. 130,000 Square Feet on 11.546 Acres



AREA MAP



Property B

• 100% Air-Conditioned

Approx. 36,000 Square Feet on 5.09 Acres

CULLEN, LOUISIANA



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Individual Membership
Society of Industrial
and Office Realtors

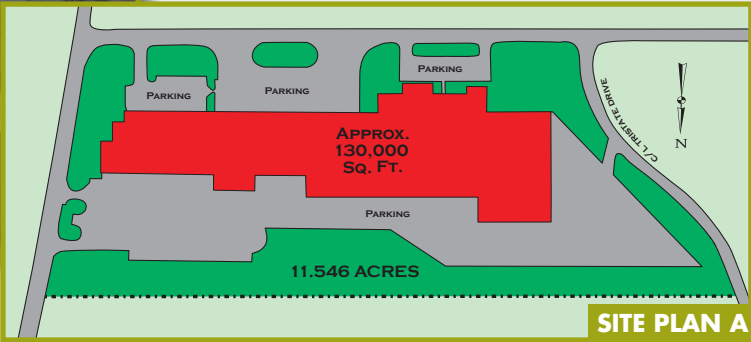
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REGIONAL OFFICES

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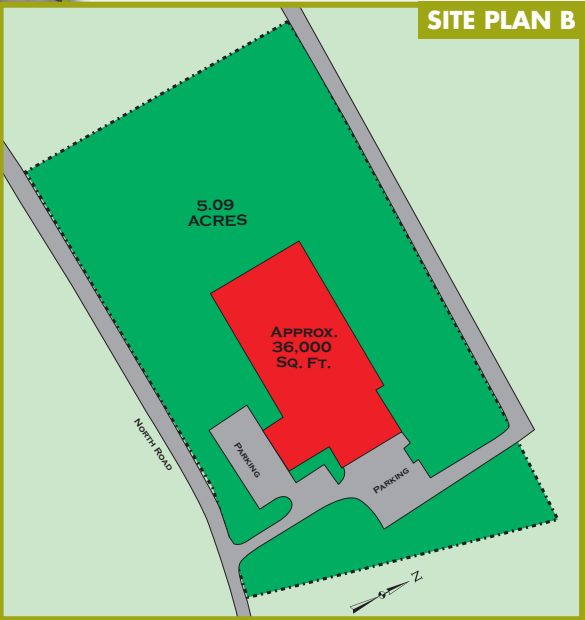
Property A



SIZE:	Approx. 130,000 Square Feet
LOT SIZE:	11.546 acres
DESCRIPTION:	This facility is situated in the North Webster Parish Industrial Park which comprises a total of 236 acres. Expansion room for the facility is available to the North side of the building on a site comprising approx. 12 acres.
YEARS BUILT:	1985 – 43,500 Square Feet 1993 – 2,250 Square Feet 1996 – 16,500 Square Feet 2000 – 71,167 Square Feet
DIMENSIONS:	873’ x 120’ plus offsets
OFFICE SPACE:	The office area is located in the South side of the building and is comprised of approx. 9,292 square feet. The office area contains typical office finishes and is divided into a reception area, large open work area, cafeteria, 2 private offices, training room and conference. In addition, there is approx. 1,250 square feet of office and break area located in the manufacturing area.
CEILING HEIGHTS:	Approx. 30’ clear at the center, 29’ clear at the eaves
COLUMN SPACING:	The facility is 120’ clear span with no interior columns.
CONSTRUCTION:	
Floors:	8” Reinforced concrete
Walls:	Predominantly vinyl-backed insulated metal panels
Roof:	Standing seam metal
Rail:	The Industrial District is serviced by Louisiana Southern Railroad with direct connections to St. Louis via Kansas City; Counce, Tennessee via Meridian, MS; Dallas, New Orleans and Mexico via Houston through Kansas City Southern (KCS). The NWPID Park has rail/truck intermodal facilities for use for Park tenants.

PARKING:	Approx. 150+ paved and marked spaces
POWER:	Supplied by Entergy 277/480 volt, 3 phase, 4 wire service with 1,000 KW capacity
TRUCK LOADING:	
North Wall:	One – 10’ x 10’ plastic roll-up door which opens to a covered dock area with ground-level access.
South Wall:	Four - 8’ x 10’ electronically operated metal roll-up doors with dock lights, bumper pads, dock seals and load levelers which open to a dock well. One – 10’ x 12’ metal grade level roll-up door.
West Wall:	Four - 8’ x 10’ electronically operated metal roll-up doors with dock lights, bumper pads, dock seals and load levelers which open to a dock well. One – 14’ x 16’ metal grade level roll-up door.
WATER:	Supplied by Industrial Park System 4 “ line to building from 8” main in street
SEWER:	Supplied by Industrial Park System 6 “ line to building from 6” main in street
GAS:	Supplied by CenterPoint Energy 3“ line to building from 4” main in street
HEAT/ AIR CONDITIONING:	100% heated and air conditioned
SPRINKLER SYSTEM:	100% wet type system
ZONING:	Industrial
LAST USE:	Manufacturing of commercial heating/air conditioning parts.
MISCELLANEOUS:	Located in Enterprise Zone

Property B



SIZE:	Approx. 36,000 Square Feet
LOT SIZE:	5.09 acres
DESCRIPTION:	This facility is situated in the North Webster Parish Industrial Park which comprises a total of 236 acres.
YEAR BUILT:	1990
DIMENSIONS:	200’ x 150’ plus offsets
OFFICE SPACE:	The office space is an open plan of 1,800 square feet.
CEILING HEIGHTS:	Approx. 31’ clear at the center, 30’ clear at the eaves
COLUMN SPACING:	The facility is 150’ clear span with no supporting interior columns.
LIGHTING:	Mercury vapor high bay
CONSTRUCTION:	
Floors:	6” Reinforced concrete
Walls:	Predominantly vinyl-backed insulated metal panels
Roof:	Standing seam metal
TRUCK LOADING:	
North Wall:	One – 17” x 19’ metal grade level roll-up door
South Wall:	Two – 10’ x 10’ electronically operated metal roll-up doors with dock lights, bumper pads, dock seals and load levelers which open to a dock well. One – 16’ x 14’ metal grade level roll-up door
East Wall:	One – 20’ x 16’ metal grade level roll-up door
West Wall:	One – 8’ x 8’ metal grade level roll-up door

RAIL:	The Industrial District is serviced by Louisiana Southern Railroad with direct connections to St. Louis via Kansas City; Counce, Tennessee via Meridian, MS; Dallas, New Orleans and Mexico via Houston through Kansas City Southern (KCS). The NWPID Park has rail/truck intermodal facilities for use for Park tenants.
POWER:	Supplied by Entergy Total capacity of 3 phase 150 kva with secondary voltage of 277/480
WATER:	Supplied by Industrial Park System 4“ line to building from 8” main in street
SEWER:	Supplied by Industrial Park System 6“ line to building from 6” main in street
GAS:	Supplied by CenterPoint Energy 1 ¼” line to building from 4” main in street
HEAT/ AIR CONDITIONING:	100% heated and air conditioned with 25-ton Trane units. Additionally, building has 60” wall fans for ventilation and hanging gas heat units.
PARKING:	Approx. 32 paved and marked spaces including ample gravel space on the east side of lot.
ZONING:	Industrial
LAST USE:	Manufacturing and distribution of commercial heating/air conditioning parts.
MISCELLANEOUS:	Located in Enterprise Zone