

2510 BROADWAY AVE ALEXANDRIA, LA



96,000 TOTAL SF

For Lease \$5.25/psf

INVESTMENT HIGHLIGHTS

- 5,000 SF OFFICE SPACE
- 91,000 SF WAREHOUSE SPACE
- FORMER CARDBOARD RECYCLING CENTER
- 2 DRIVE-UP DOORS
- FOUNDATION/SLAB 8' THICK
- EAVE HEIGHT 18' - 30'
- ENVIRONMENT PHASE 1 AVAILABLE
- 5 - 12' X 12' DOCK HIGH DOORS
- 3 PHASE 400 AMP ELECTRICAL (CAN BE UPGRADED)
- UTILITY RATES TBD ENERGY AUDIT
- EASY ACCESS TO I 49
- ZONING I-1 (INDUSTRIAL)
- PARKING & LOADING AREAS CAN ACCOMMODATE 65' TRUCKS



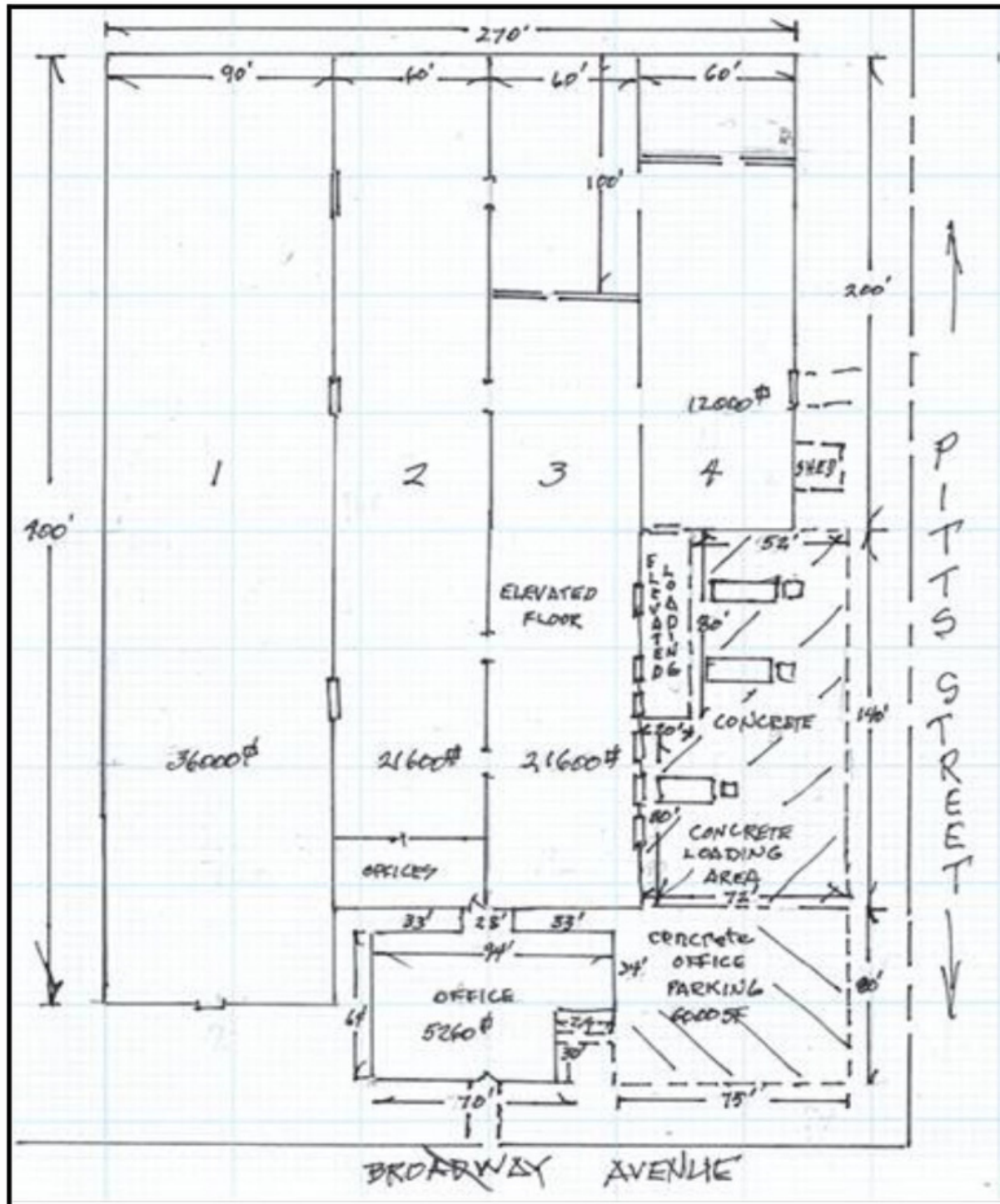
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IMPROVEMENTS DRAWING:

WAREHOUSE: 91,200± SF

OFFICE: 5,260± SF



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