

Industrial Building w/Land for Sale

10018 River Road, St. Rose, LA (St. Charles Parish)



Legal: Lot UM-1A, Fairview Plantation, Parish of St. Charles, State of Louisiana

Land Area: 7.99 acres with 244.48' frontage on River Road (see survey on back)

Building Description: Property improved with three (3) buildings described as follows: (1) 4,800 sq. ft. +/- office building, partially renovated, sloped metal roof added by owner. (2) 50,000 ground level "quonset-hut" warehouse facility with clearspan, high cube sections. Construction of steel frame with transite wall and roof panels. Building has sprinkler piping but condition of sprinkler is unknown. Connected to adjacent covered truck loading platform via ramp. (3) An approximately 30,000 sq. ft. truck level warehouse of "quonset-hut" style, which is also connected to covered dock level loading platform. Same construction type as 50,000 sq. ft. warehouse with two (2) clearspan sections. Building also equipped with sprinkler piping, but system not presently functional. Covered loading docks on south and east sides of building.

Zoning: M-1, Light Manufacturing and Industrial District

Additional:

- *Facility partially occupied by a few month-to-month tenants presently (rental information available upon request).
- *Good soil condition and elevation
- *Portion of former Universal Match Plant
- *Excellent redevelopment opportunity for commercial/industrial user in need of larger facility w/land.
- *Eastern boundary of subject has servitude for ingress & egress on adjacent lot (shaded in yellow on attached survey). Servitude also allows additional loading /maneuvering room for east side loading dock of 30,000 sq. ft. building.

Sale Price: \$1,975,000.00



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