

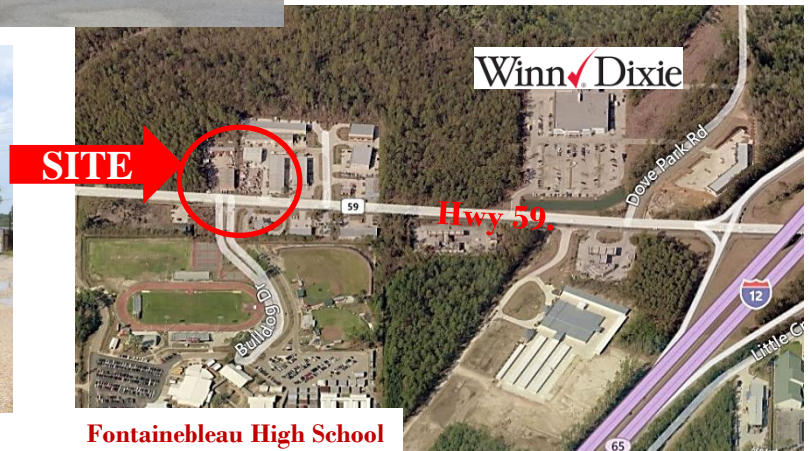
FOR SALE or LEASE

4000 Hwy 59, Mandeville Warehouse / Office



SALE \$895,000

LEASE \$12.00/SF + NNN
(NNN approx. \$3.50/SF)



BUILDING: 6,141 SF. 3,371 SF Warehouse + 2,770 SF Finished Office
3,068 SF Mezzanine storage above office (*not included in total SF*)

2nd BLDG.: 3,000 SF Rear Storage Building

LAND: 135' x 300' (40,500 SF) or 0.93 acres

ZONING: HC-2

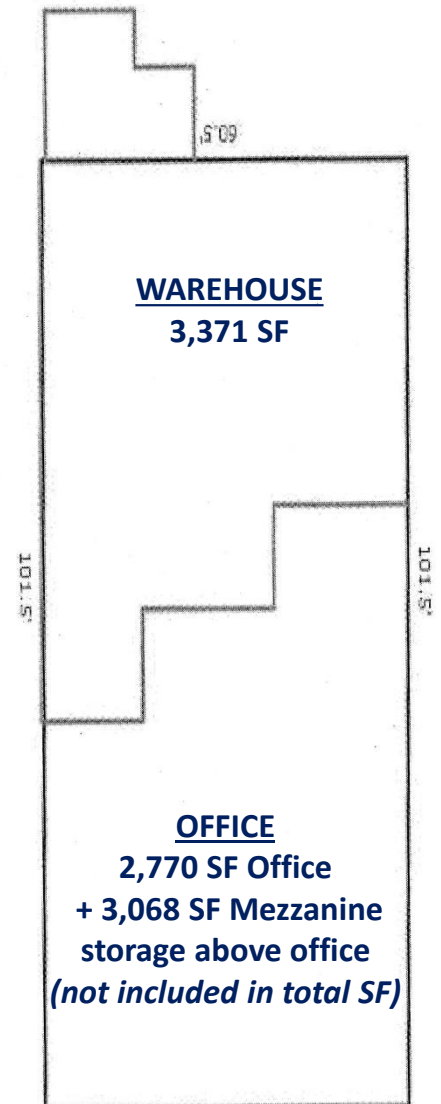
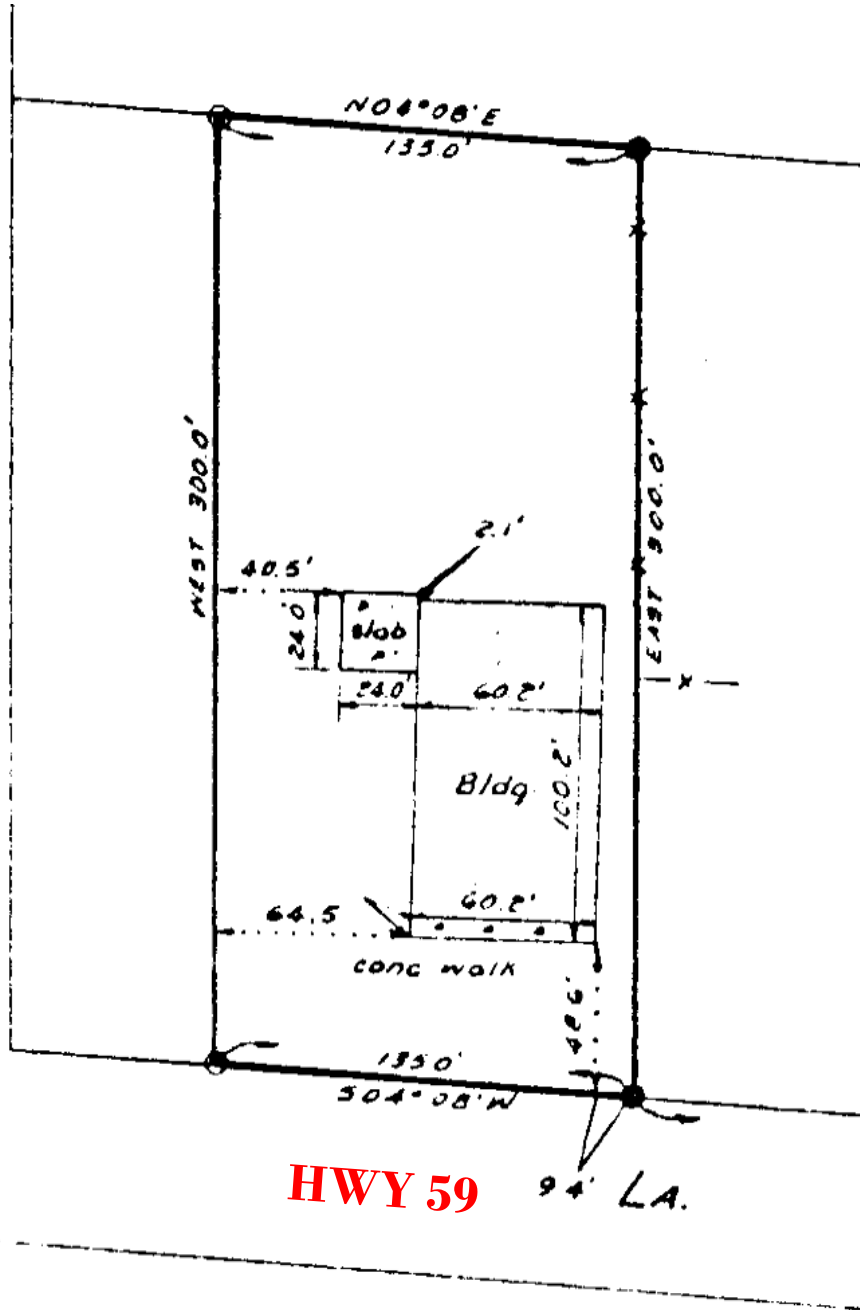
DIRECTIONS: +/- ½ mile south of I-12 on the West side of LA Hwy 59.

COMMENTS: Great Location on Hwy 59 just south of I-12. 3,371 SF Warehouse + 2,270 SF Office with 3,068 SF Mezzanine storage above, and separate 3,000 SF storage building to the rear of the property. Site will accommodate a wide variety of Commercial uses.

 **DAVID S. DERBES, INC.**
REALTORS®

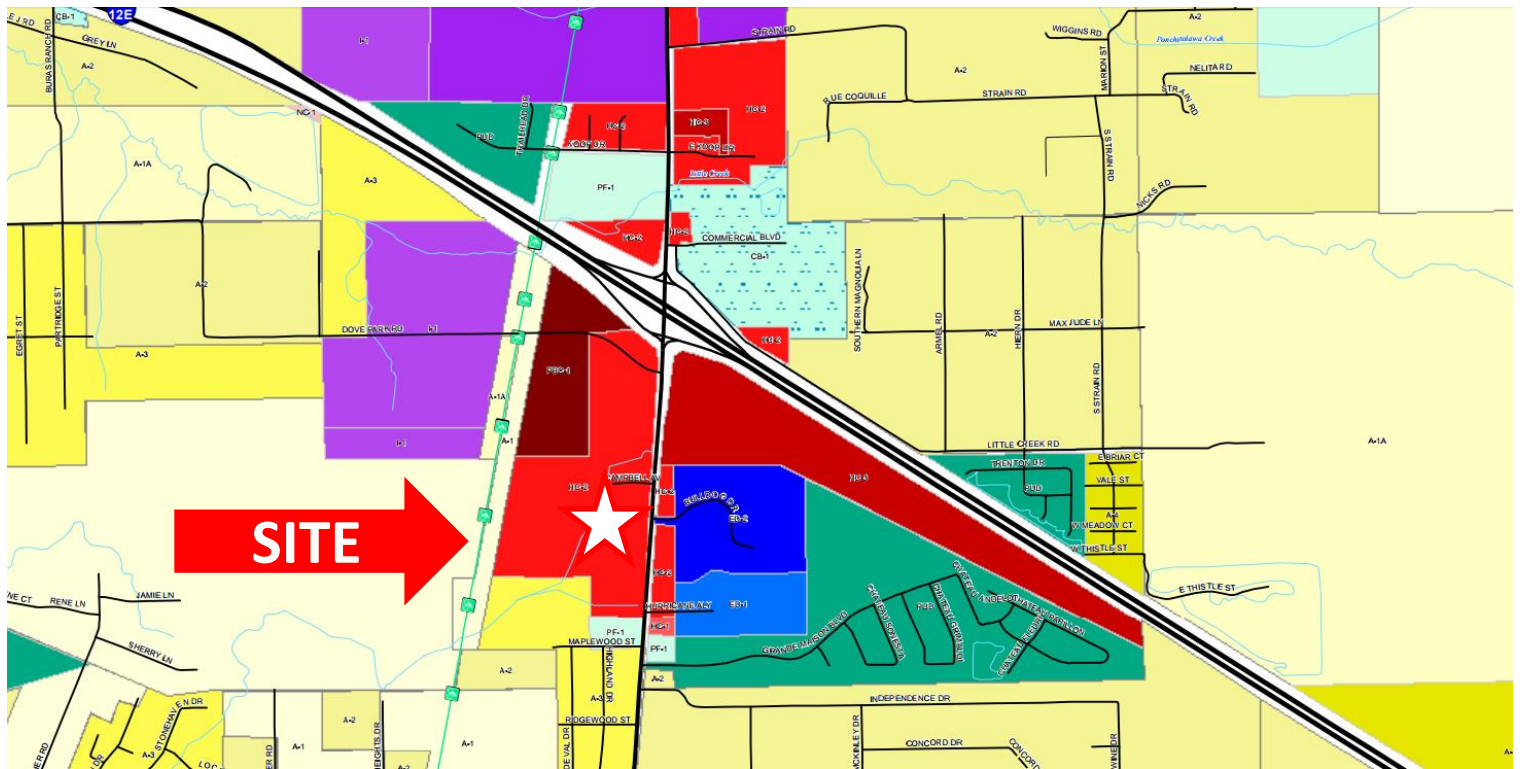
Survey & Bldg. Sketch

4000 Hwy 59, Mandeville



ZONING MAP

4000 Hwy 59, Mandeville



Permitted Uses

1. Banks and Financial Institutions (greater than 3000 sq. feet)
2. Convenience Stores (w/gas)
3. Drive-in Restaurants
4. Liquor Stores
5. Any private office use that is a permitted use in the NC District over 20,000 sq.ft.
6. Clubs, Lodges, Fraternal & Religious Institutions, Meeting Halls (over 20,000 sq.ft.)
7. Veterinary Clinics (with outdoor kennels)
8. Parcel Post Delivery stations
9. Mini-Warehouses
10. Commercial Kennels
11. Outdoor storage yards that do not occupy an area greater than 50% of land area
12. Lodging -100 rooms or less. (Including Apartments, hotels, motels)
13. Automotive Repair and Service facilities not to exceed 10,000 sq. ft.
14. Automotive sales not to exceed two acres of display and storage.
15. Outdoor Retail Sales & Storage Yards
16. Portable Storage Containers Use For Storage
17. Outdoor Display Area of Pre-Assembled Building

While not guaranteed the information provided herein is believed reliable.