

Advantages of This Property

- Recently renovated main building in turnkey condition
- Located in a stable and active municipal business district
- Attractive New Orleans style building front
- 5000 square feet main building interior with structural design that will allow for easy buildout (if desired)
- Will suit the needs of a number of different enterprises including regional corporate office, distribution facility, businesses requiring a seaport and various retail businesses
- Four miles from Lake Charles Regional Airport with frequent direct flights to Houston and Dallas and offshore helicopter service
- 1.8 miles to Interstate 210 loop of I-10
- Within a 2-mile radius, there are three supermarkets, several restaurants, retail and hardware stores, a full-service hospital, as well as many well-maintained residential areas
- Large area for parking or future expansion
- Contiguous one-acre undeveloped lot allowing for business expansion or investment
- Stable local economy based on the petrochemical industry, large volume of LNG exports, 10th largest US seaport, tourism (including three major casinos), aerospace (Northrop Grumman and affiliated companies at Chennault International Airport), a state university and a technical college.
- Interstate-10 corridor access provides connection to supply chains that are dependable and expedient
- Lake Charles is located strategically on the western-central Gulf of America coast (see attached map)
- Despite occasional hurricanes, weather is rarely a cause of disruptions in operations and winters are very mild