

LEASE

SEYMOUR MYERS BOULEVARD

Seymour Myers Boulevard Madisonville, LA 70447

LEASE RATE

\$16.50 SF/yr



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COMMERCIAL
TEC

Ron Patron
504 782 9373

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PROPERTY DESCRIPTION

New Construction of a 20,000 SF flex space building. 8,000 SF left to lease with each unit totaling 2,000 SF with 1,500 SF of warehouse and 500 SF of office. This location is ideal for distribution and other warehouse needs. Construction scheduled to be completed in early 2024.

PROPERTY HIGHLIGHTS

- Direct access to I-12
- New Construction scheduled for completion in early 2024.
- 10 bays of 2,000 Square Feet.
- Each bay consists of 500 SF of office and 1,500 SF of warehouse.
- Each bay includes a bathroom and two offices and roll up door.

OFFERING SUMMARY

Lease Rate:	\$16.50 SF/yr (NNN)
Number of Units:	10
Available SF:	2,000 - 18,000 SF
Building Size:	20,000 SF
Zoning:	I-2: Light Industrial

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	1,068	3,603	7,228
Total Population	2,817	9,595	18,943
Average HH Income	\$97.832	\$108.064	\$108.895

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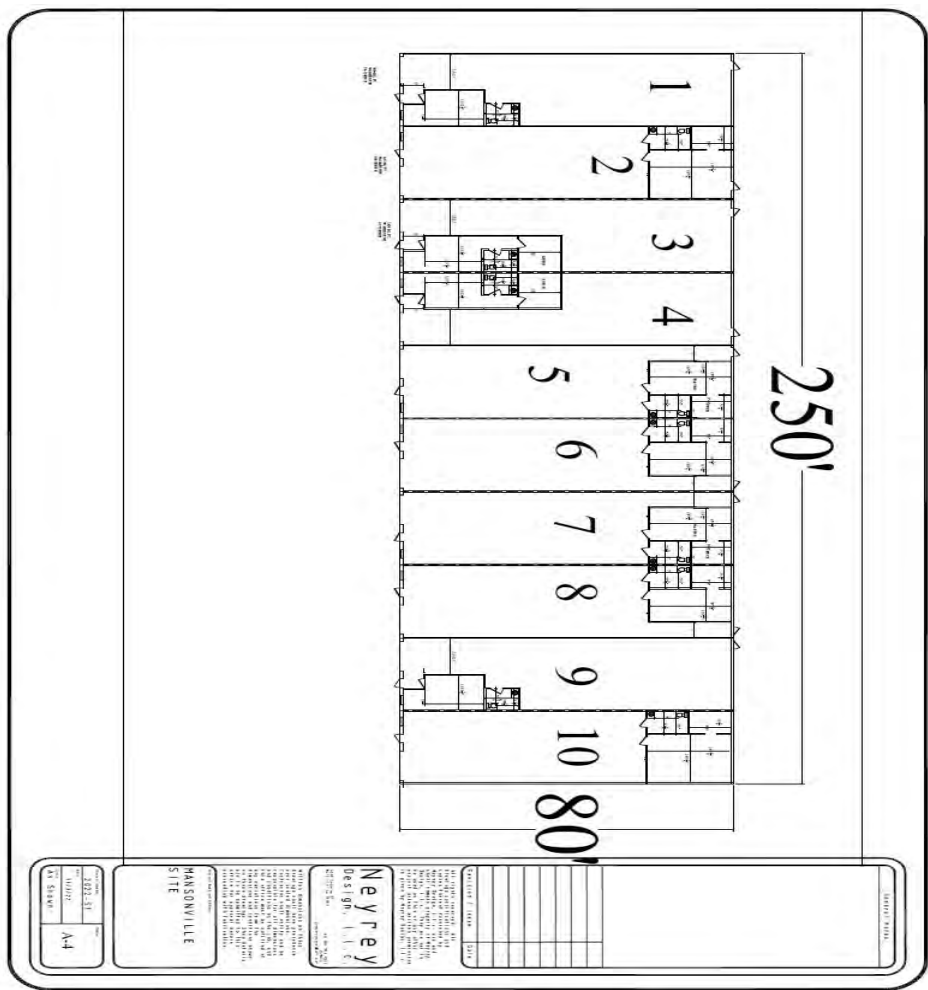


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LOCATION DESCRIPTION

Located right off the interstate, this location is ideal for distribution and ease of access.

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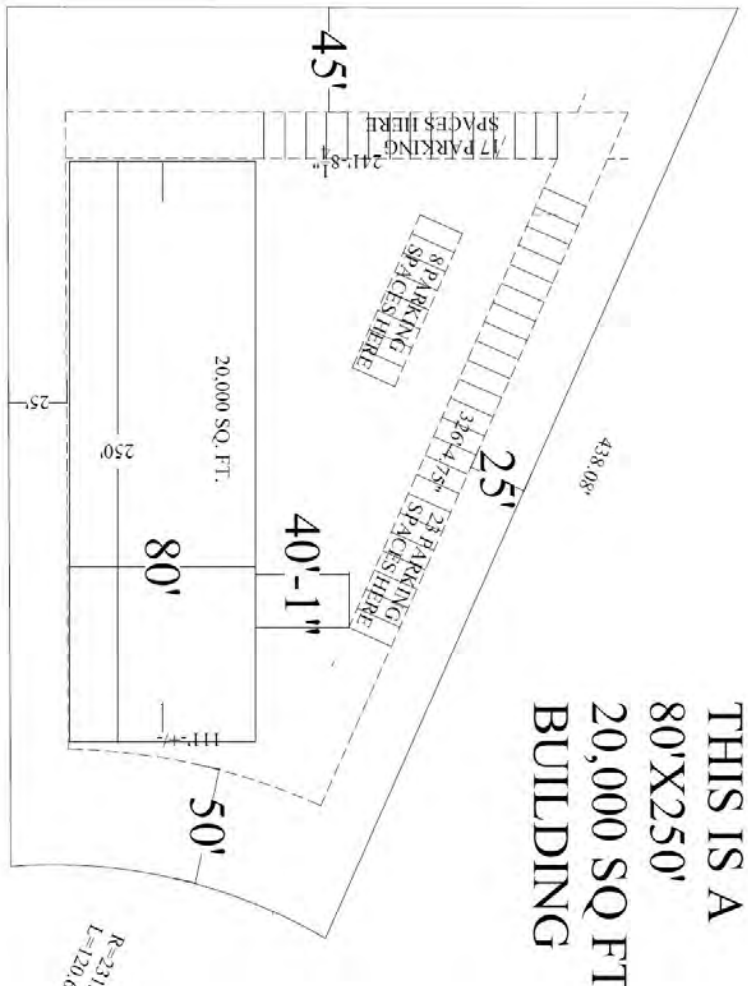
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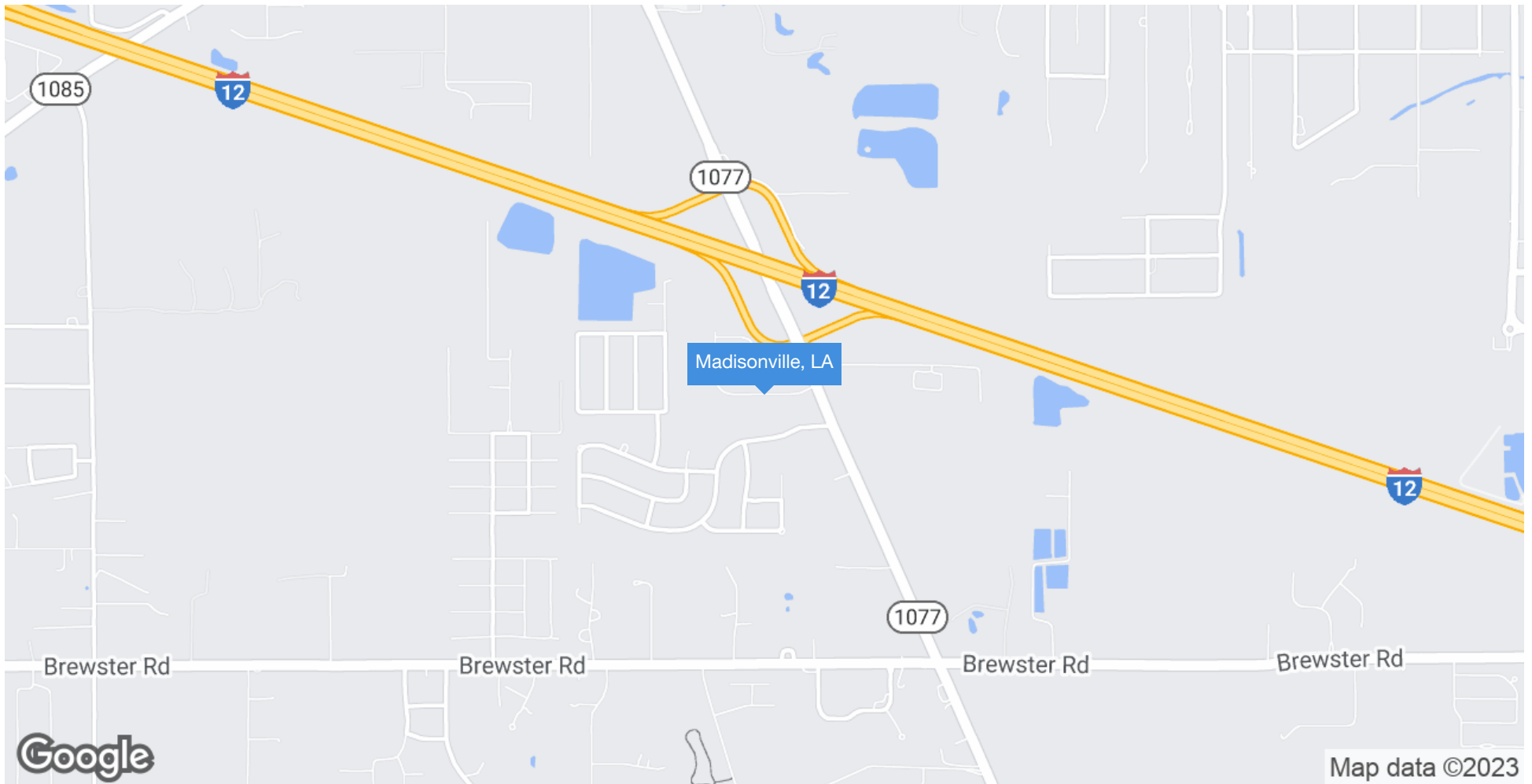


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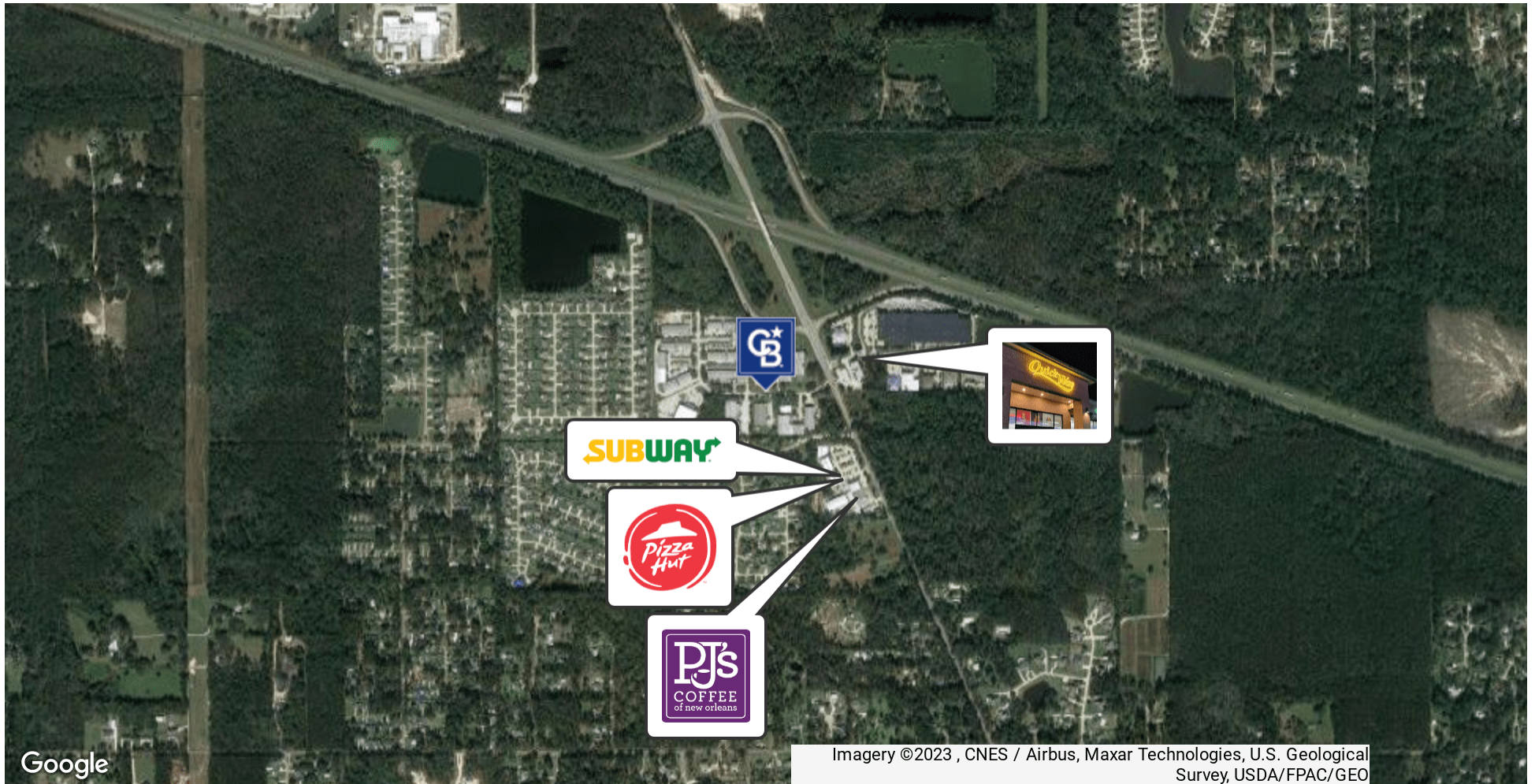


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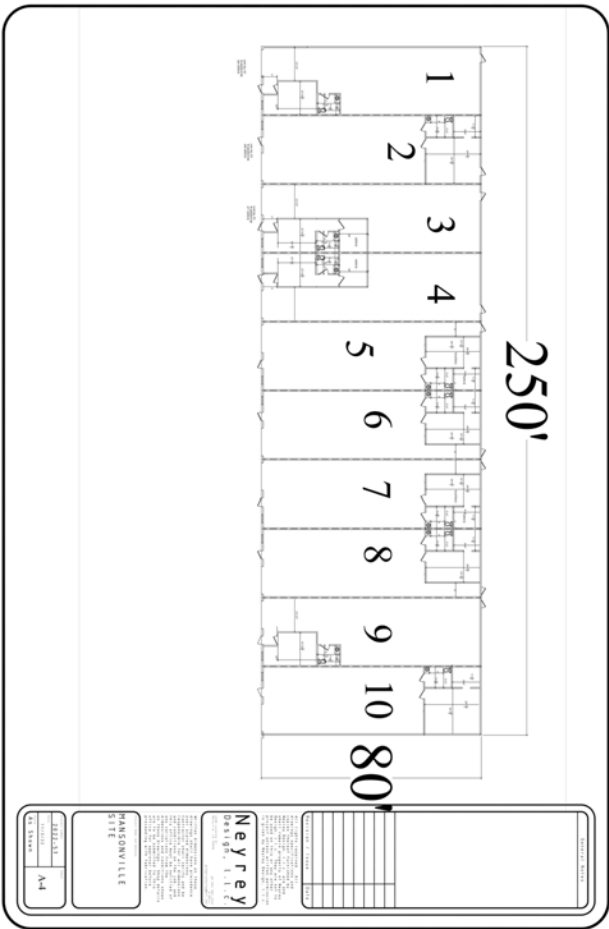
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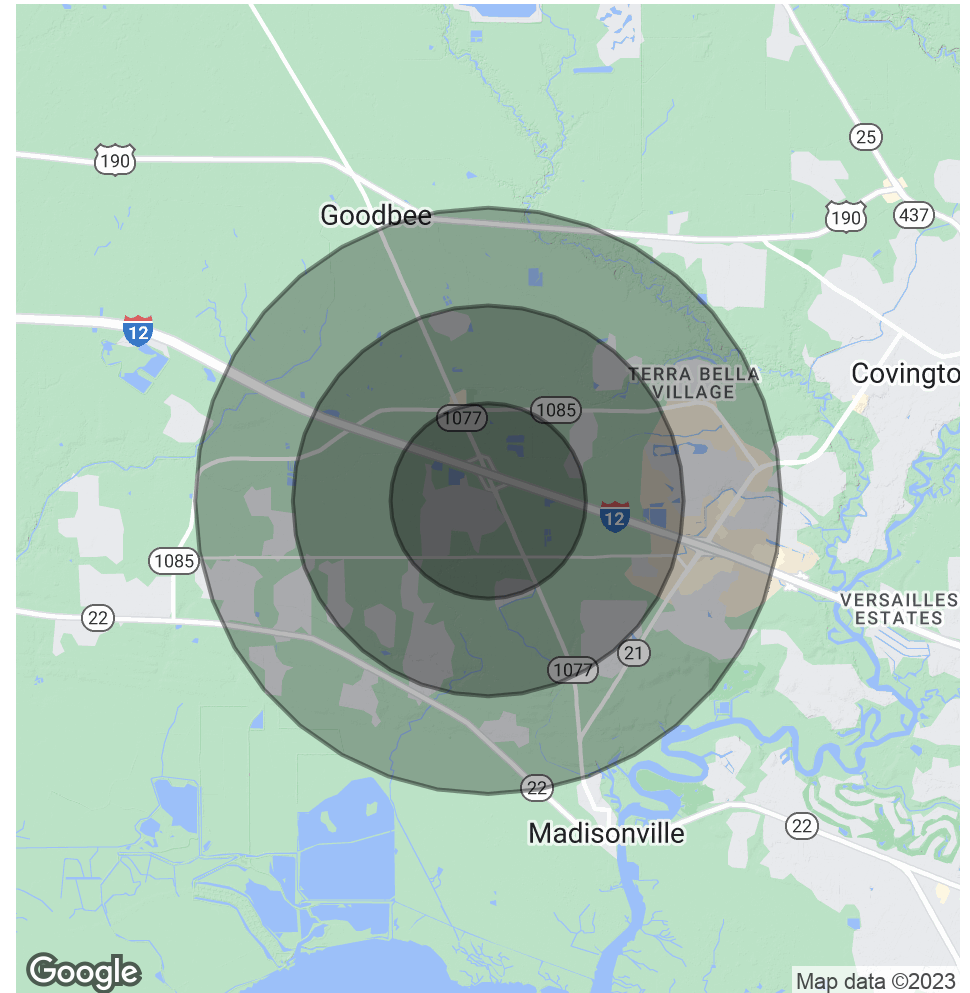
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,817	9,595	18,943
Average Age	37.5	39.5	38.3
Average Age (Male)	35.1	37.9	36.5
Average Age (Female)	41.7	41.6	40.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,068	3,603	7,228
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$97,832	\$108,064	\$108,895
Average House Value	\$305,868	\$318,522	\$348,885

* Demographic data derived from 2020 ACS - US Census



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RON PATRON

Comm Sales Associate

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Direct: **504.782.9373**

PROFESSIONAL BACKGROUND

Ron Patron began his career in accounting and finance working with Harrah's and The Riley Group. In 2012 he purchased a construction and oil and gas supplier, and was quickly thrown into sales out of necessity. Since growing his company 300% in two years, Ron sold his company and came to work with Coldwell Banker Commercial. With a focus on Industrial Properties in southern Louisiana, Ron has solidified his position as a leader in the New Orleans Metro area with two consecutive awards for Broker of the Year awards from the Commercial Investment Division. He received his Accounting degree from LSU and his MBA in Finance from Tulane University. Ron is also an active member of the community serving Boys Hope Girls Hope and supporting the Cystic Fibrosis foundation.

EDUCATION

Louisiana State University- Bachelor of Arts in Accounting

Tulane University- MBA in Finance

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