



INDUSTRIAL BUILDING WITH 500' ON I-10

400 Garrett Rd, Slidell, LA 70458

Pope John Paul II High School

MATT EATON, CCIM • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.339.2136

matt@matteatonccim.com

MARTIN O. MILLER III, CCIM, SIOR • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.616.5700

momiller@ccim.net



PROPERTY DESCRIPTION

Southeast Commercial is pleased to offer this 35,000 sq ft industrial building, formerly a Chevrolet dealership and Movie Sets Prop House sitting on approx. 4.5 acres of land. This industrial building features multiple access points and large parking lot providing ample parking. The building is divided into large and small warehouse/storage spaces with eave heights ranging from 15' to 18' and includes approximately 4,000 sq ft of office/showroom space.

Key features include loading doors on the North, East, and West sides, and a substantial electrical capacity. The property offers excellent visibility with approximately 500' of frontage on I-10, which has a traffic count of approximately 85,000 vehicles per day. Additionally, it is conveniently located three miles from I-10, I-59, and I-12, making it an ideal location for businesses seeking a versatile industrial space with prime highway exposure.

OFFERING SUMMARY

Lease Rate:	\$8.00 SF/YR (NNN)
Lot Size:	4.5 Acres
Building Size:	35,000 SF

INDUSTRIAL PROPERTY FOR LEASE

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ADDITIONAL PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



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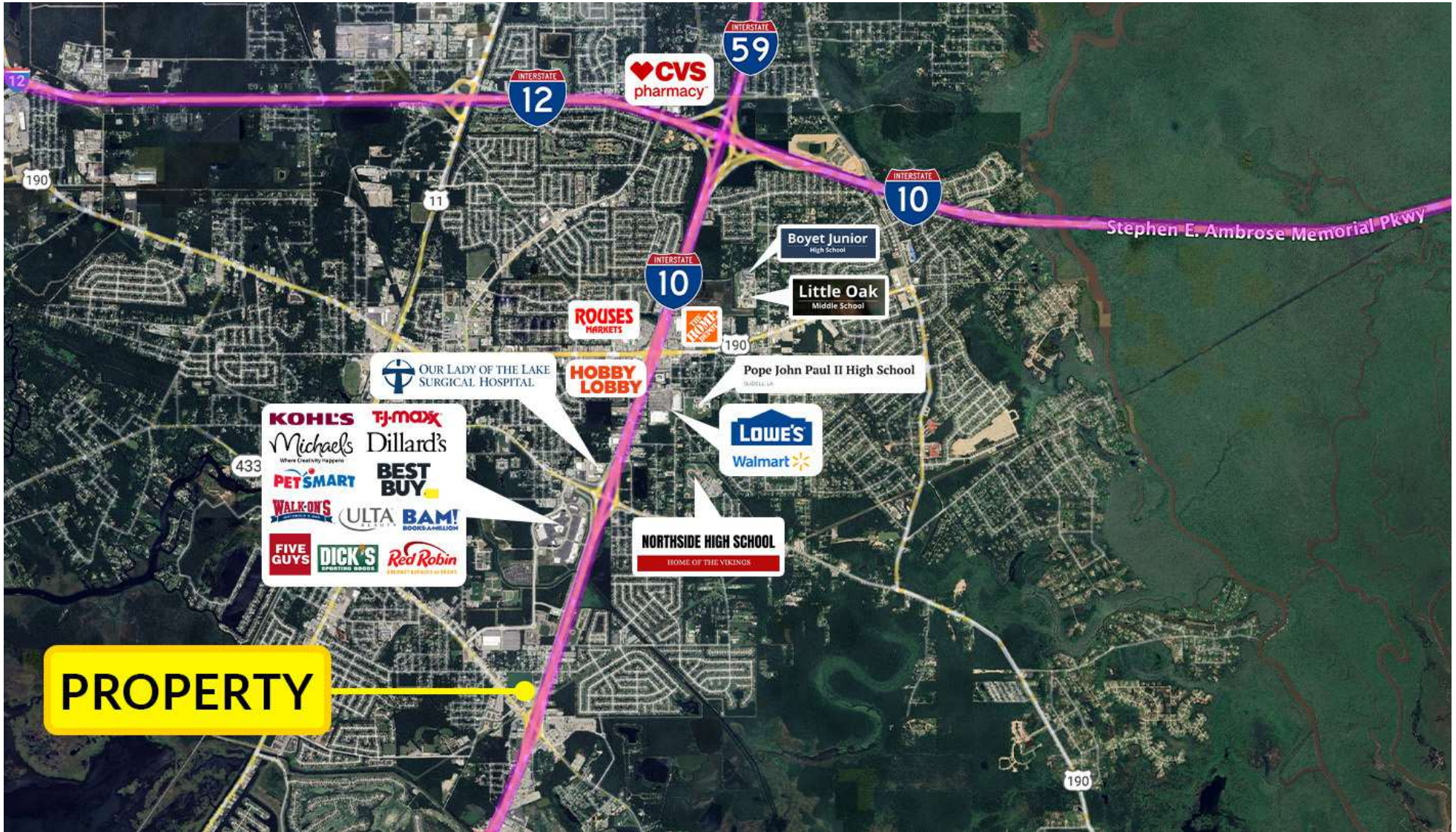


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AERIAL



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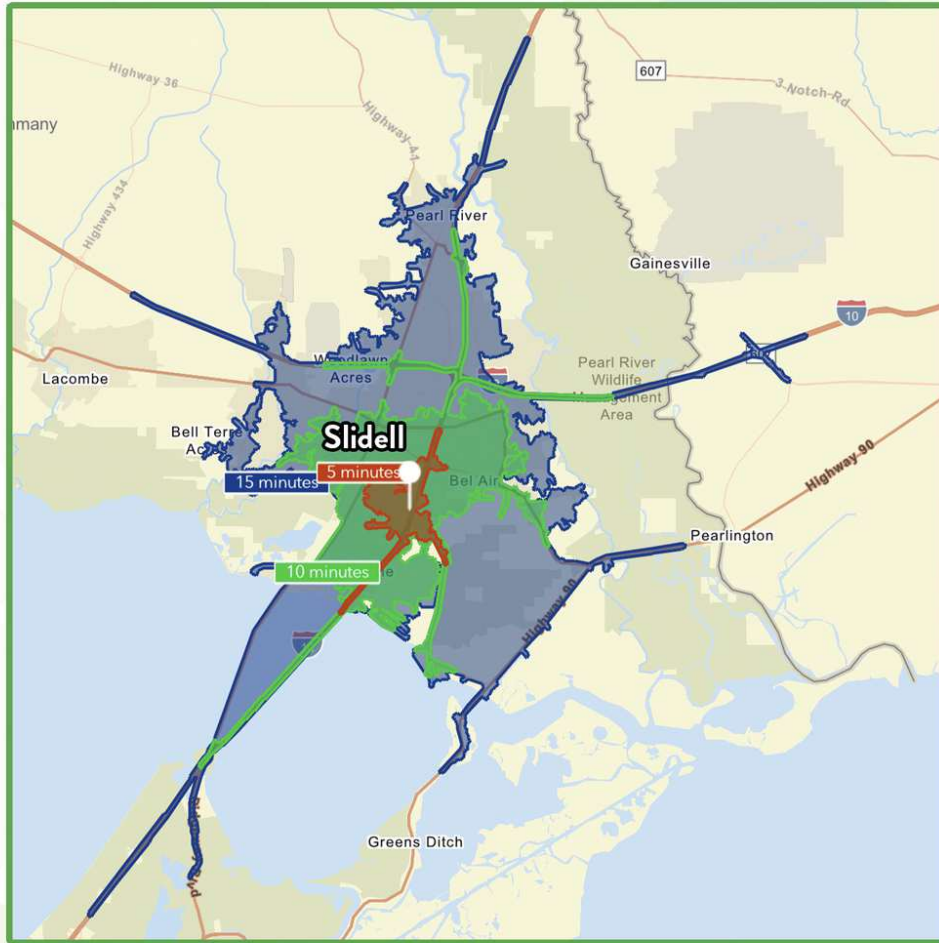


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\$90,805

Average Household Income within 15 minutes of site.



40.5

Median Age Within 15 minutes of site.



37,035

Number of housing units within 15 minutes of site.

2024 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	13,834	42,873	97,861
Average HH Income	\$69,921	\$90,831	\$90,805
2029 Projections	5 Minutes	10 Minutes	15 Minutes
Population	13,760	42,538	98,405
Average HH Income	\$79,869	\$103,424	\$104,006

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

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AREA DEMOGRAPHICS



SOUTHEAST COMMERCIAL REAL ESTATE