

**For
SALE**

SHOWROOM OFFICE WAREHOUSE

320 East Napoleon Street
Sulphur, LA 70663



Property Features

- **14,000 SF Total Space**
- 9,800 SF Warehouse
- 4,200 SF Office/ Showroom
- 4- 12' x 14' roll up doors
- 1- 10' x 10' roll up door
- Ample parking
- Great Visibility
- Growth Corridor

Property is located at the NWC of Napoleon Street and Doiron Street in Sulphur, LA. Updated in 2021, property features a new roof and insulation, updated HVAC, alarms, TV-circuit, 5 roll up doors

Southwest Louisiana is one of the fastest growing areas in the country with an estimated \$114 Billion in Capital Investments creating 60,000 jobs in our immediate area. Sulphur area vicinity to the majority of these Capital Improvements, along with its above average public school system, make it the primary market for growth.

\$980,000.00

127 W. Broad Street Ste. 710
Lake Charles, LA, 70601

www.InvestorsGroupLA.com

O. 337.433.0511

F. 337.439.4021

For More Information

Blake Soto, CCIM

337.764.6556

bsoto@InvestorsGroupLA.com



**For
Lease**

SHOWROOM OFFICE WAREHOUSE

320 East Napoleon Street
Sulphur, LA 70663



Property Features

- **14,000 SF Total Space**
- 9,800 SF Warehouse
- 4,200 SF Office/ Showroom
- 4- 12' x 14' roll up doors
- 1- 10' x 10' roll up door
- Ample parking
- Great Visibility
- Growth Corridor

Property is located at the NWC of Napoleon Street and Doiron Street in Sulphur, LA. Updated in 2021, property features a new roof and insulation, updated HVAC, alarms, TV-circuit, 5 roll up doors

Southwest Louisiana is one of the fastest growing areas in the country with an estimated \$114 Billion in Capital Investments creating 60,000 jobs in our immediate area. Sulphur area vicinity to the majority of these Capital Improvements, along with its above average public school system, make it the primary market for growth.

\$13,000 per month NNN

127 W. Broad Street Ste. 710
Lake Charles, LA, 70601

www.InvestorsGroupLA.com

O. 337.433.0511

F. 337.439.4021

For More Information

Blake Soto, CCIM

337.764.6556

bsoto@InvestorsGroupLA.com

