

FOR SALE OR SUBLEASE

**Free-Standing
Warehouse / Office/ Showroom
2399 Gause Blvd. West**



REDUCED

**FOR SALE \$925,000
FOR LEASE \$3.00 PSF NNN**

- ◆ Building Area: +/- 17,760 Total SF
+/- 3.096 acres of fenced, paved yard
- ◆ Zoning: C2 Highway Commercial
- ◆ Building One: +/- 11,760 SF Total
Showroom +/- 2,391 SF
With +/- 22.95' eave height with grade level loading doors
3 Overhead doors
(2) 12' x 18'
(1) 10' x 12'
(1) 10' x 10' sliding door
- ◆ Building 2: +/- 5,906' SF Total
With +/- 22.7' eave height
(2) 18' x 12'
(1) 10' x 12'
(1) 10' x 10' sliding door
- ◆ Master Lease Expires: June 30, 2013

The property is located in St. Tammany Parish on Gause Blvd. also referred to Hwy. 190 which services as an important link between Slidell, Lacombe, Mandeville and the surrounding area. Area businesses include Omni Climate Controlled Mini Storage, Family Dollar, Advance Auto Parts and small service-oriented business. Approximately 1 mile east of subject is Airport Road which quickly connects to I-12. North Shore Square Shopping Center, restaurants, banks, retailers, hotels, and general office users dominate this stretch. Access to the property can be gained from Gause Blvd. which connects to I-10, and I-12 via Airport Road and Hwy. 190.

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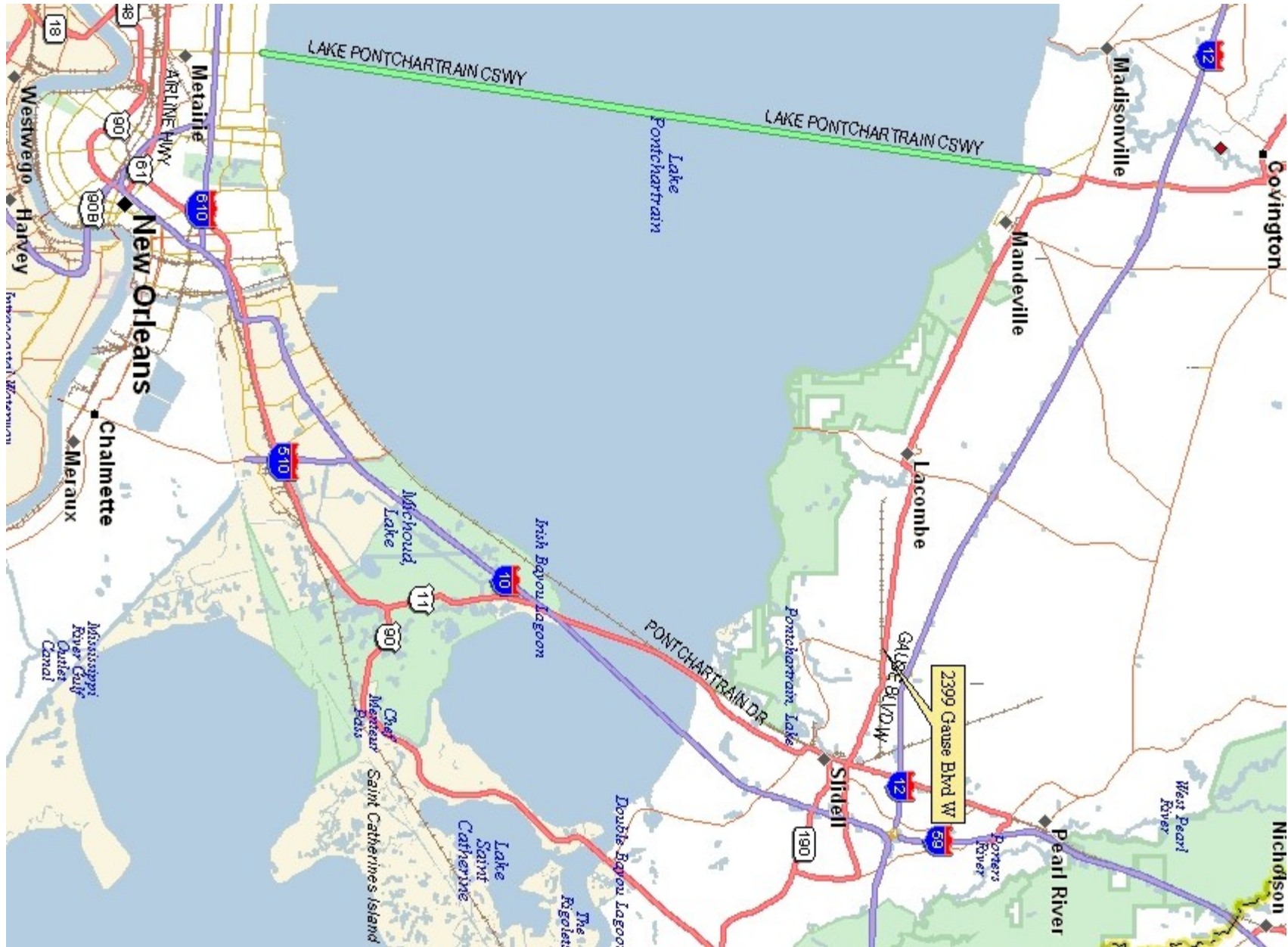
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2399 Gause Blvd.

FOR SUBLEASE

Slidell, Louisiana



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