

1803 Mills
Breux Bridge, LA 70517



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MLS# 2600006638



\$300,000

Excellent industrial warehouse opportunity featuring approximately 5,200 square feet situated on 1.33 acres with a fully fenced, stabilized yard providing ample space for equipment, vehicle, and material storage. The property includes approximately 4,000 SF of shop/warehouse space with three 14-foot roll-up doors, 3-phase power, and approximately 1,000 SF of climate-controlled space. The approximately 1,200 SF office component includes three private offices, one restroom, and a conference room/breakroom, providing a functional layout for both administrative and operational needs. The large stabilized yard, multiple overhead doors, and secure fenced perimeter make the property well suited for oilfield service, construction, fabrication, distribution, equipment service, or other industrial users. Conveniently located just minutes from Interstate 10, offering quick access to major transportation corridors and the surrounding market. A versatile industrial facility combining functional warehouse space, office accommodations, and substantial outdoor yard area.



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