

## Available for Sale

Over 26,000 sq ft in 2 warehouses, 4,800 sq ft office and retail showroom on 8 acres.



### ZONING

Industrial

TAXES AND INCENTIVES – (74.40 total mills)

Enterprise Zone

Renewal Community

### TRANSPORTATION ACCESS

US Highway: On US 165

State Highways:

Interstate Highway: 20 mi north of I-20

Airport: Monroe Regional

Railroad: Union Pacific

### UTILITIES

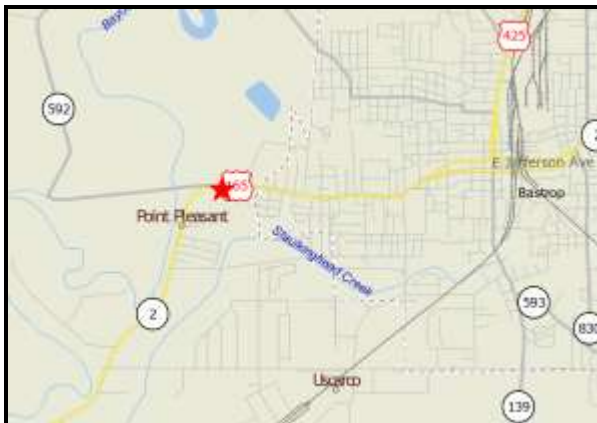
Electric: Entergy

Natural Gas: Atmos

Water: Peoples Water Co.

Sewer: Septic

Local Telephone: AT&T



318-283-4000

[www.morehouseedc.org](http://www.morehouseedc.org)



### Former Northpoint Ford Property

3556 New Monroe Road  
Bastrop, Louisiana 71220

**Price: \$2.25 million**

### FEATURES:

3 baths, Central H/A, Metal Roof, Landscaped  
Within City Limits

Ryan Roark, Kelly Williams Realty

318-348-5815

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Will consider ALL offers.

### Contact Information:

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