

Corbitt Manufacturing Company, Inc., n/k/a Lakecorp, Inc.

Soneet R. Kapila, Receiver

Case No.: 16-2011-CA-010514

Division: CV-H

Duval County, Florida Circuit Court

SYNOPSIS OF PROPERTY

Industrial Facility

**4611 Hadley Street
Monroe, Ouachita Parish, LA 71202**

Office of the Receiver

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Soneet R. Kapila is the court appointed Receiver of Corbitt Manufacturing Company, Inc. n/k/a Lakecorp, Inc. and all of its real and personal property. The information contained herein is intended to provide prospective purchasers of the described property with preliminary information regarding such property. The Receiver makes no representations or warranties regarding the accuracy or completeness of such information and such purchasers are encouraged to perform their own due diligence and investigation.

Industrial Facility

Monroe, Ouachita Parish, LA

OFFERED FOR SALE ON BEHALF OF CORBITT MANUFACTURING COMPANY, INC., N/K/A LAKECORP, INC., BY SONEET R. KAPILA AS COURT APPOINTED RECEIVER

SUMMARY OF SALIENT FACTS

Subject Property:	Industrial Facility
Property Address:	4611 Hadley Street, Monroe, Ouachita Parish, LA 71202
Current Owner:	Corbitt Manufacturing Company, Inc.
Zoning:	B-2 (Business)
Assessor's Parcel #s:	161168-72101 and 161168-113495
Land Area:	Approximately 30.90 acres (or 1,346,004 square feet)
Improvements:	
Property Type	Industrial (Manufacturing)
Number of Buildings	2
Number of Stories	1
Gross Building Area	35,250 square feet
Clear Height	20 feet
Percent Office	6.4%
Year Built	1995 (Renovated in 2003)
Property Description:	The property is located in the southeast portion of Monroe about 1 mile south of Interstate Highway 20. The property contains two parcels, is irregular in shape, and has frontage along one secondary thoroughfare within the neighborhood. There is an additional stabilized yard area for truck access.
Offering Overview:	Purchaser will be responsible for all due diligence including, but not limited to, infrastructure, property condition, entitlements, title, improvements, and obligations to governmental entities.

The information above was obtained from sources believed to be reliable. However, its accuracy has not been verified and no guarantee, warranty, or representation is made about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or without notice. Projections, opinions, assumptions, or estimates are included for example only as they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Industrial Facility

Monroe, Ouachita Parish, LA

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SUMMARY OF IMPROVEMENTS

The 35,250 square foot industrial facility was constructed in 1995 and renovated in 2003. The 16,000 square foot main building has a metal exterior wall structure and includes an office area with restrooms and warehouse space as well as a 2nd floor living quarters and small kitchen. The 19,250 square foot rear open-sided storage building is steel framed with a pitched metal roof and concrete paved floor but does not have exterior walls.

Description	Improvement Type	Percent Air Conditioned	Size (square feet)	Percent Office	Clear Height	Year Built / Renovated
Main Building	Enclosed Metal Warehouse	6.4%	16,000	6.4%	20 Ft.	1995
Rear Storage Building	Covered Metal Shed	0.0%	19,250	0.0%	25 Ft.	2003
Total		6.4%	35,250	6.4%		
Property Type:	Industrial (Manufacturing)					
Number of Buildings:	2					
Number of Stories:	1					
Gross Building Area:	35,250 SF					
Office Area:	2,250 SF (6.4% of total)					
Warehouse Area:	33,000 SF (93.6% of total)					
Site Coverage:	2.6%					
Land-to-Building Ratio:	38.18 : 1					
Improvements Condition:	Average overall					

For additional information, please contact:

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