



Each office independently owned and operated

**FOR SALE**

**INDUSTRIAL PROPERTY**

# 2831 LA-311, SCHRIEVER, LA 70395

2831 LOUISIANA 311 | SCHRIEVER, LA 70395

**MAX JUGE - RE/MAX COMMERCIAL**

3331 Severn Avenue | Suite 200

Metairie, LA 70002



PRESENTED BY:

**MAX JUGE**

Sales Associate

504.838.0001

LA #995716624

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PROPERTY SUMMARY

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## PROPERTY DESCRIPTION

This industrial facility sits on approximately 3.57 acres and includes roughly 23,773 square feet under roof, currently operating as a metering facility. Total warehouse square footage includes a lab/classroom and additional office space at the rear, finished with perimeter casework and countertop workstations. An attached two-story office building fronts the property, consisting of 5,757 SF over two floors, and is fully conditioned with private offices at grade, additional second-floor office space, a conference room, full break room with kitchen, and multiple restrooms. The roof was redone post-Ida.

The warehouse has a sealed concrete slab, multiple grade-level roll-up doors allowing drive-through access, an interior mezzanine, and enclosed shop offices with observation windows into the bay. Davit crane with runway beam in the process bay. Secured wire-mesh hazardous materials cage within the shop. One drive-in door accesses the center breezeway, which connects the front and rear warehouses and accommodates skid staging, with a covered exterior pipe rack carrying large-diameter header piping. Concrete and asphalt yard with laydown capacity and room for truck, trailer, and gooseneck parking.



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## OFFERING SUMMARY

|                                                     |                            |
|-----------------------------------------------------|----------------------------|
| Sale Price:                                         | \$1,400,000                |
| Lot Size:                                           | 3.572 Acres                |
| Total Area Under Roof:                              | ~23,773 SF                 |
| Rear Warehouse + Lab + Office SF, Total:            | ~16,416 SF                 |
| Office SF:                                          | ~5,757 SF                  |
| Additional SF (Unenclosed, Under Roof - Flow Loop): | ~1,600 SF                  |
| Yard Area:                                          | 14,400 SF (0.33 acres)     |
| Overhead Door:                                      | One (1) Drive-in - 12'x16' |
| Leaseback Period:                                   | twelve (12) months         |

\*\*\*\*\* All measurements are approximate \*\*\*\*\*

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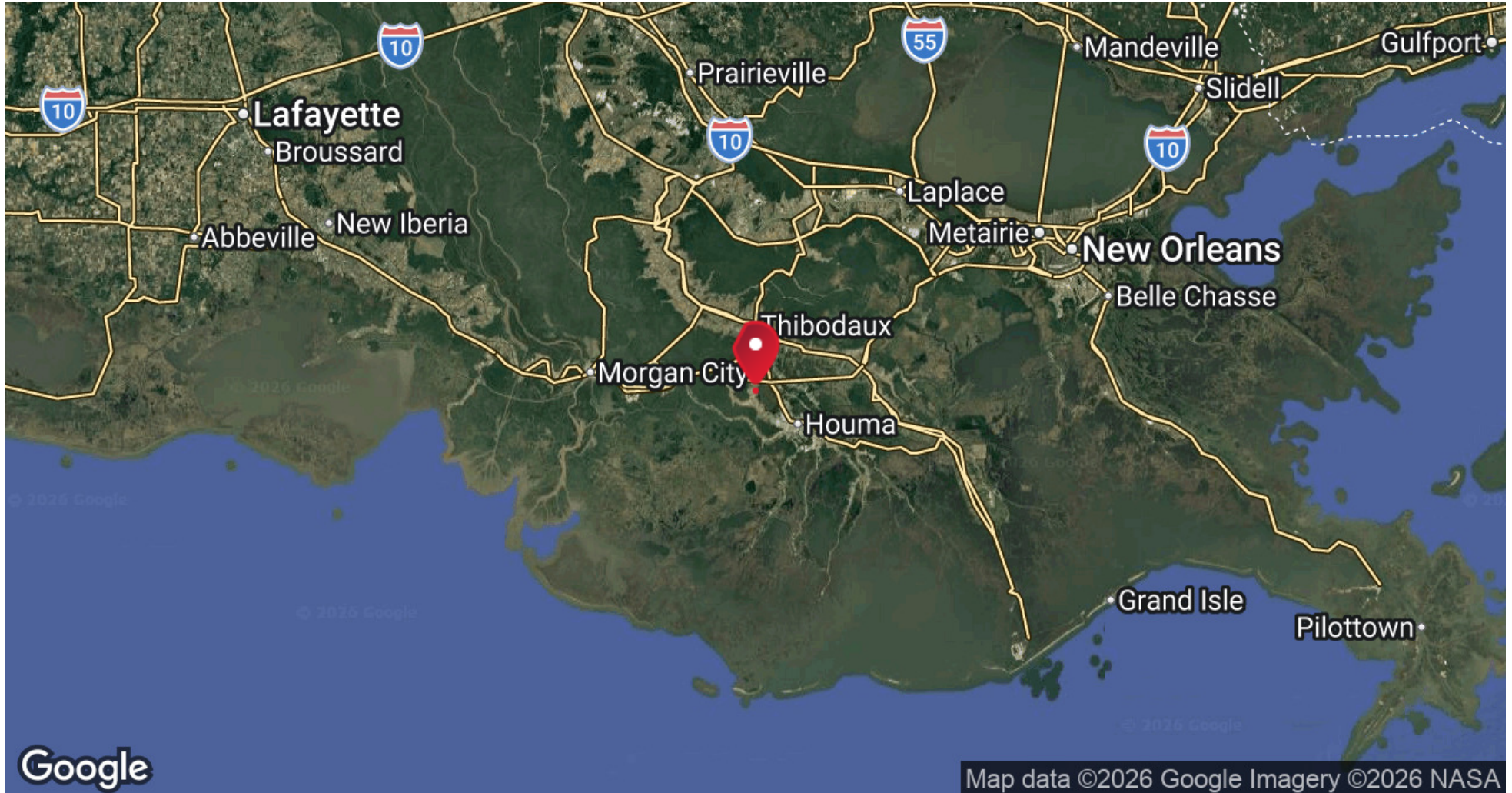
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LOCATION MAP

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ADDITIONAL PHOTOS

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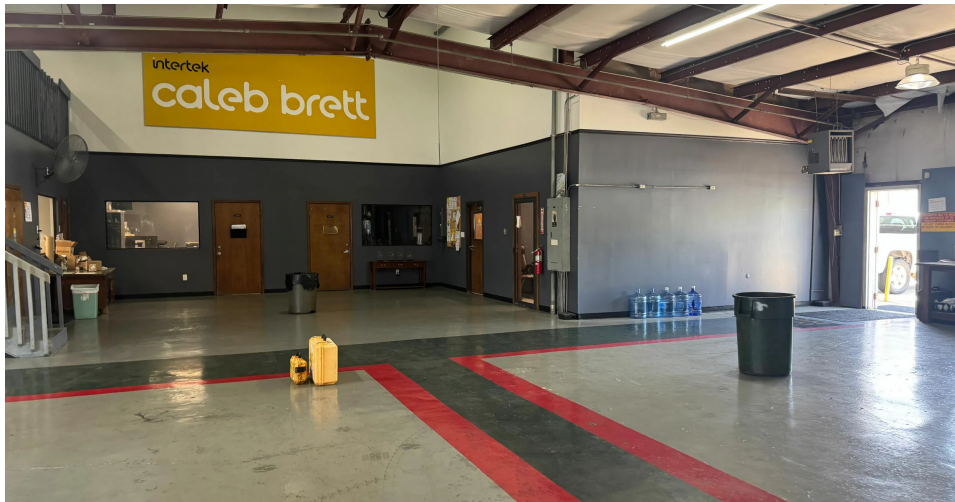
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DEMOGRAPHICS MAP &amp; REPORT

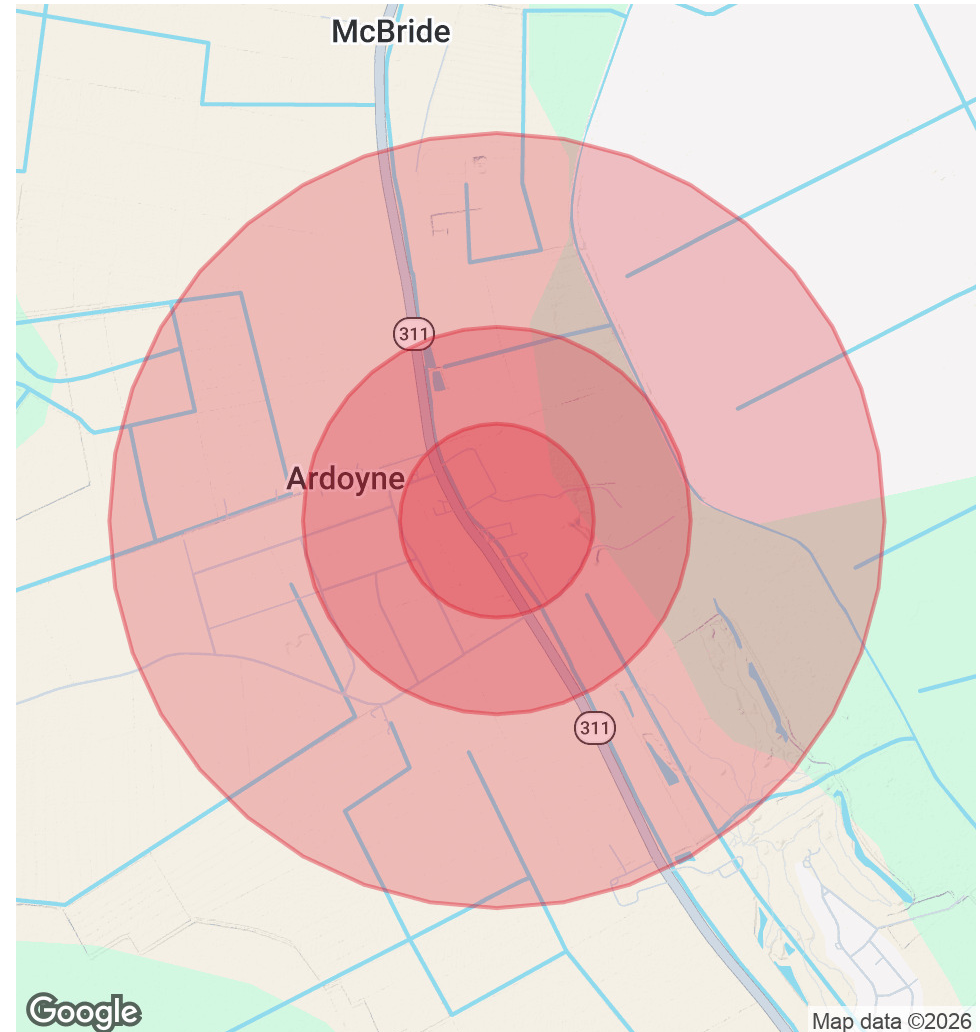
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| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 12         | 49        | 223    |
| Average Age          | 41.6       | 41.0      | 42.0   |
| Average Age (Male)   | 43.8       | 43.0      | 40.2   |
| Average Age (Female) | 39.2       | 38.7      | 40.4   |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 4          | 17        | 82        |
| # of Persons per HH | 3.0        | 2.9       | 2.7       |
| Average HH Income   | \$213,888  | \$200,735 | \$153,807 |
| Average House Value | \$568,496  | \$567,153 | \$435,901 |

2023 American Community Survey (ACS)



Map data ©2026



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