



PROPERTY ONE

FOR LEASE

ENGINEERS INDUSTRIAL COMPLEX

2211-2217 Engineers Rd, Belle Chasse, LA 70037

ENGINEERS
INDUSTRIAL
COMPLEX

Presented by:

HAYDEN INGRAM

504.681.3414

LA #995711243

Hayden@propertyone.com

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OFFERING SUMMARY

Building Size: 99,000 SF

Available SF: 1,904 - 11,250 SF

Zoning: I-3 Heavy Industrial

PROPERTY OVERVIEW

New Ownership!!!

This property has undergone significant capital improvements. Situated in Belle Chasse, LA, the surrounding area offers an ideal location for Industrial / Flex Space tenants. The property is conveniently close to key points of interest including the Belle Chasse Naval Air Station, Harvey Canal, and Intercostal Waterway. Proximity to Highway 23 provides excellent transportation links for businesses with logistics and distribution needs. With a strong local infrastructure and strategic location, the area offers an attractive proposition for businesses seeking Industrial space in the region.

The site is improved with three, detached, ground-level, multi-tenant, light industrial buildings containing a total of 99,000 SF/NRA. There are 31 suites ranging in size from 1,875 SF to 11,250 SF. Eave Heights for each suite vary but are approximately 14' sides/16' Center

PROPERTY HIGHLIGHTS

- NEW OWNERSHIP
- Significant Improvements
- Various Sized Suites For Lease
- Flexible use for all industrial and commercial uses
- Ample parking
- Proximity to major transportation routes



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	12 months
Total Space:	1,904 - 11,250 SF	Lease Rate:	\$7.00 - \$10.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
2211 Engineers Rd_Unit L	Available	1,916 SF	NNN	\$8.50 SF/yr
2215 Engineers Rd_Unit B	Available	2,400 SF	NNN	\$10.00 SF/yr
2215 Engineers Rd_Unit E	Available	1,916 SF	NNN	\$8.50 SF/yr
2217 Engineers Rd_Unit A - E	Available	11,250 SF	NNN	\$7.00 SF/yr
2217 Engineers Rd_Unit G	Available	2,250 - 2,252 SF	NNN	\$8.00 SF/yr
2217 Engineers Rd_Unit J & K	Available	4,500 SF	NNN	\$7.50 SF/yr
2217 Engineers Rd_Unit P & Q	Available	9,000 SF	NNN	\$7.00 SF/yr



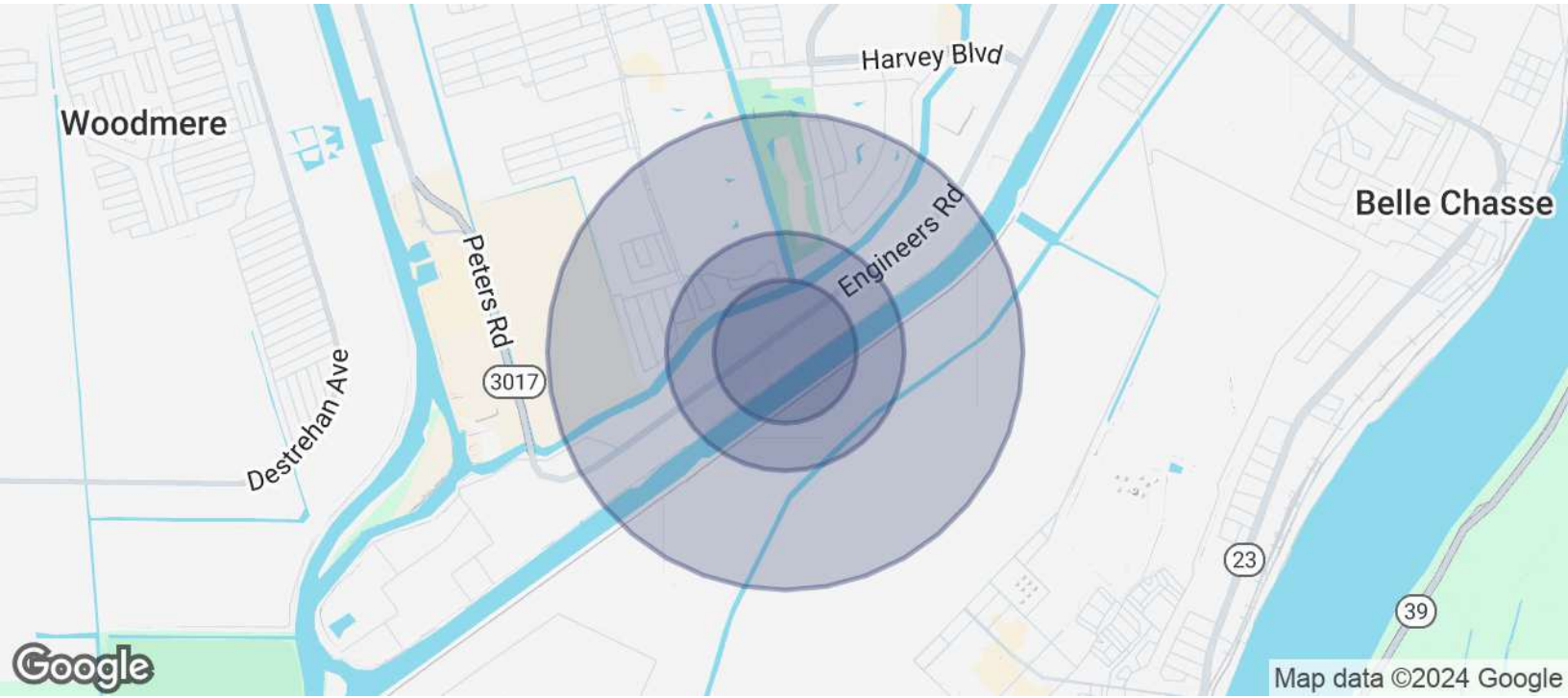
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	85	989	4,144
Average Age	44	39	39
Average Age (Male)	43	39	38
Average Age (Female)	44	40	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	30	344	1,437
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$121,989	\$140,413	\$143,261
Average House Value	\$381,249	\$312,933	\$303,966

Demographics data derived from AlphaMap





FOR MORE INFORMATION, PLEASE CONTACT:

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3500 N Causeway Blvd., Suite 600 | Metairie, LA 70002 | 504.681.3400 | propertyone.com

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