



Each office independently owned and operated

**FOR SALE/LEASE**

**INDUSTRIAL PROPERTY**

**MAX JUGE - RE/MAX COMMERCIAL**

3331 Severn Avenue | Suite 200

Metairie, LA 70002

# 23516 HAVEN BOULEVARD - FOR SALE OR LEASE

PONCHATOULA, LA 70454



PRESENTED BY:

**MAX JUGE**

Sales Associate

504.838.0001

LA #995716624

# 23516 HAVEN BOULEVARD - FOR SALE OR LEASE

PONCHATOULA, LA 70454



## PROPERTY DESCRIPTION

23516 Haven Blvd is available for lease or sale! This newly constructed warehouse / retail center - sitting on a generous ~ 1.58 acres - is available for immediate tenant move-in or a new owner. Located directly off I-12 on Exit 47 in Ponchatoula, 23516 Haven Blvd is ideally positioned for a variety of different uses. Each suite has drive-in overhead doors, with suites 100 & 300 having two. Ample parking for customers and employees. One space is currently occupied (2,120 SF), with two other suites currently vacant.

Spaces can be leased together or separate.

Please contact agent for more information on this listing.

## SALE OFFERING

Sale Price:	\$1,350,000
Building Size	6,945 SF
Zoning:	none (no zoning requirements)

## LEASE OFFERING (NNN)

	SUITE 200	SUITE 300
Year 1	\$9.99/SF/Yr	\$12.00/SF/Yr
Year 2:	\$12.00/SF/Yr	\$12.50/SF/Yr
Year 3:	\$12.50/SF/Yr	\$13.00/SF/Yr
Year 4:	\$13.00/SF/Yr	\$13.50/SF/Yr
Year 5:	\$13.50/SF/Yr	\$14.00/SF/Yr



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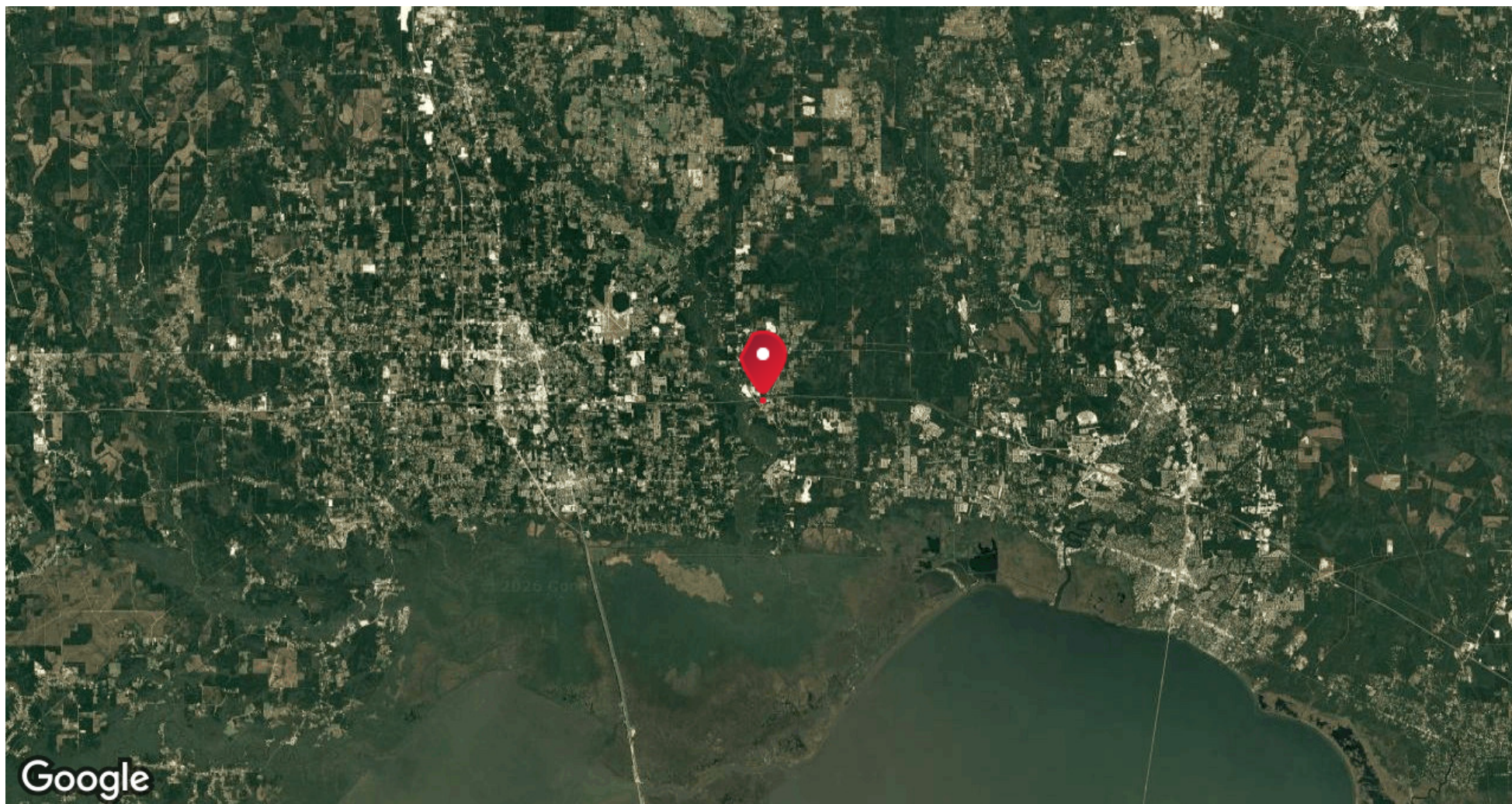
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LOCATION MAP

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ADDITIONAL PHOTOS

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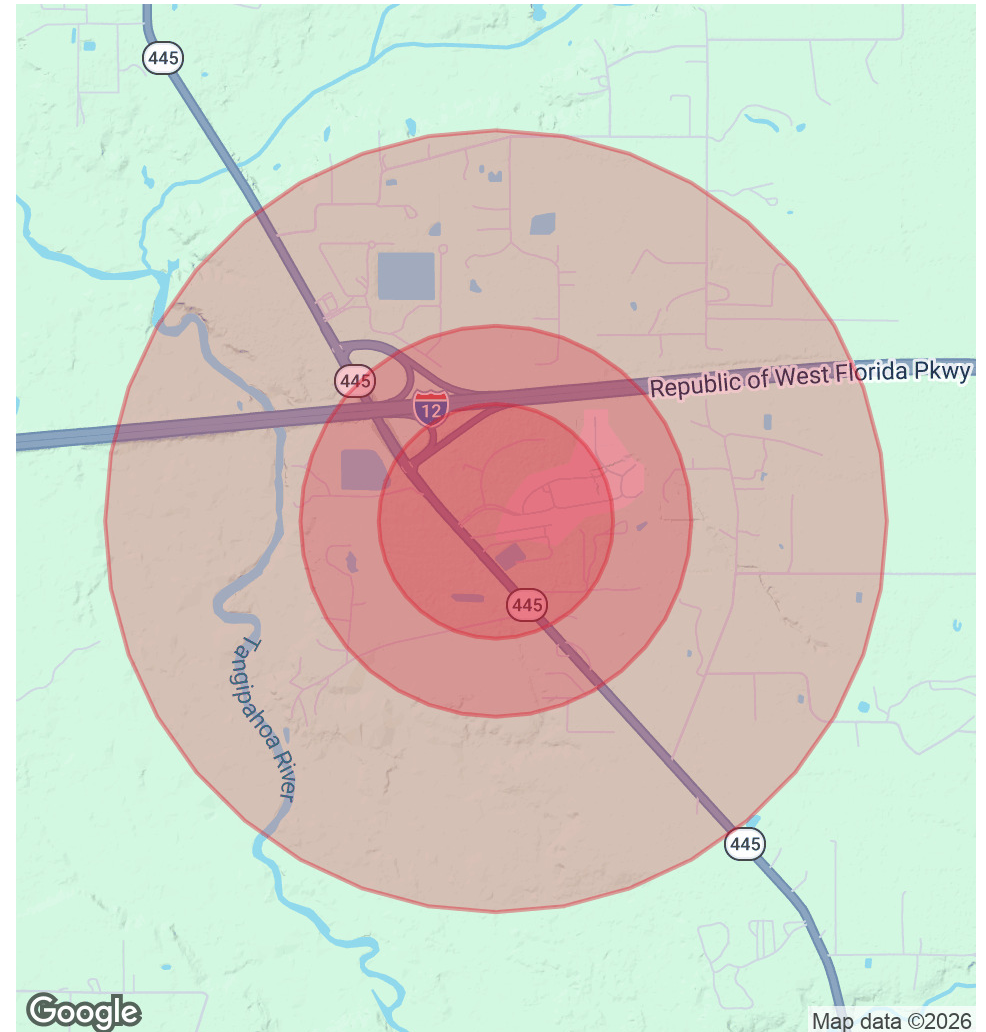
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	99	249	643
Average Age	38	37	37
Average Age (Male)	37	37	37
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	36	91	236
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$84,358	\$84,354	\$84,045
Average House Value	\$409,094	\$408,954	\$400,561

*Demographics data derived from AlphaMap*



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