



INDUSTRIAL | FOR LEASE

# Multi-Tenant Industrial Property with Small-Bay Suites

**Engineers Industrial Complex**

2211-2217 ENGINEERS ROAD, BELLE CHASSE, LA 70037



201 St. Charles Ave. Suite 3811  
New Orleans, LA 70170  
504.581.5005 | [corp-realty.com](http://corp-realty.com)

**William Sadler**  
[wsadler@corp-realty.com](mailto:wsadler@corp-realty.com)  
504.581.5005

**Richard Weber**  
[rweber@corp-realty.com](mailto:rweber@corp-realty.com)  
504.581.5005



## THREE-BUILDING COMPLEX ALONG ESTABLISHED WEST BANK INDUSTRIAL CORRIDOR

**Engineers Industrial Complex** 2211-2217 Engineers Road, Belle Chasse, LA 70037

### PROPERTY DESCRIPTION

Engineers Industrial Complex is a multi-tenant industrial property located along Engineers Road in Belle Chasse, offering a functional mix of small-bay suites suited for a wide range of users.

Under new ownership, the property is undergoing capital improvements aimed at enhancing functionality and tenant experience. The project consists of three buildings totaling approximately 99,000 sf, with suite sizes ranging from approximately 1,850 sf to over 11,000 sf. Suites are available immediately.

The property is positioned within one of the West Bank's most established industrial corridors, with convenient access to Highway 23 and close proximity to the Intracoastal Waterway and Harvey Canal.

The layout and unit mix are ideal for contractors, fabrication users, service companies, storage, and distribution users seeking efficient and affordable space

**Price** \$5.25 – \$7.50 prsf, NNN  
*Rates vary based on suite size, condition, and lease terms*

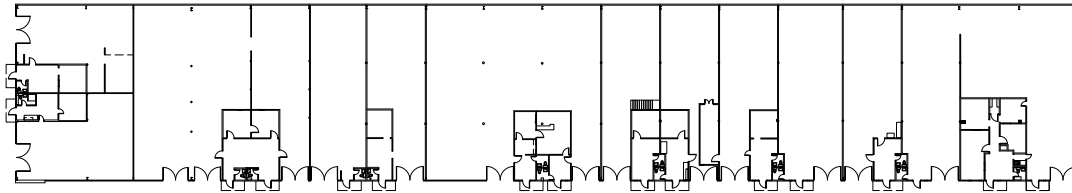
**Size** Total Building Area: 102,429 SF on Site Area: ±5.42 Acres

**Parking** Available on site

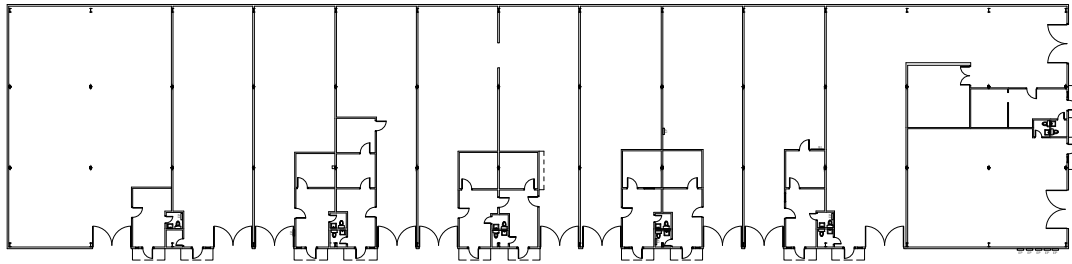
**Zoning** I-3 Heavy Industrial

# SITE PLAN AND SUITES

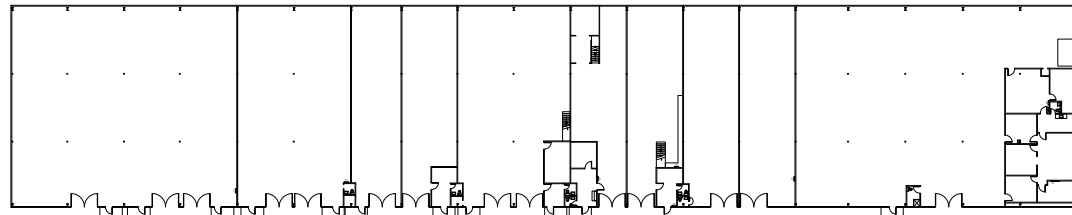
## 2211 ENGINEERS ROAD



## 2215 ENGINEERS ROAD



## 2217 ENGINEERS ROAD



## AVAILABLE SUITES

Suite	SF	Asking Rate
2211J	1,850 SF	\$7.50 PSF
2211M	2,107 SF	\$7.50 PSF
2215B	1,887 SF	\$7.50 PSF
2215L	3,872 SF	\$6.25 PSF
2217G	2,227 SF	\$7.50 PSF
2217H	2,453 SF	\$7.50 PSF
2217M	2,057 SF	\$6.25 PSF
2217NO	4,500 SF	\$6.25 PSF
2217PQ	9,128 SF	\$5.25 PSF
2217A	11,360 SF	\$5.25 PSF

## KEY HIGHLIGHTS

- New ownership with \$200K+ in capital improvements completed and underway
- Flexible small-bay industrial suites
- Suite sizes from ±1,850 SF to 11,000+ SF
- 14'–16' clear heights
- Grade-level loading throughout
- Ample parking and yard space
- Located within established industrial corridor
- Proximity to Intracoastal Waterway and Harvey Canal
- Convenient access to Highway 23



INDUSTRIAL | FOR LEASE

# Multi-Tenant Industrial Property with Small-Bay Suites

**Engineers Industrial Complex**

2211-2217 Engineers Road, Belle Chasse, LA 70037



**William Sadler**

[wsadler@corp-realty.com](mailto:wsadler@corp-realty.com)

504.581.5005



**Richard Weber**

[rweber@corp-realty.com](mailto:rweber@corp-realty.com)

504.581.5005



## CORPORATE REALTY

201 St. Charles Ave. Suite 3811, New Orleans, LA 70170

504.581.5005 | [corp-realty.com](http://corp-realty.com)

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana. 5/2026

# Customer Information Form

## What Customers Need to Know When Working With Real Estate Brokers or Licensees

*This document describes the various types of agency relationships that can exist in real estate transactions.*

**AGENCY** means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

**DESIGNATED AGENCY** means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

**DUAL AGENCY** means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

**CONFIDENTIAL INFORMATION** means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

Seller/Lessor:

\_\_\_\_\_

\_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Licensee: \_\_\_\_\_

Licensee: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

