



Each office independently owned and operated

FOR SALE | INDUSTRIAL PROPERTY

VENICE HELIPORT/WAREHOUSE

38963 LA HIGHWAY 23, BURAS, LA 70041

RE/MAX COMMERCIAL BROKERS INC

3331 Severn Ave | Suite 200

Metairie, LA 70002

504.838.0001

NOLACOMMERCIAL.COM



PRESENTED BY:

RICHARD JUGE

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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

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The information contained in this offering memorandum has been obtained from sources we believe reliable; however, RE/MAX Commercial Brokers Inc has not verified, and will not verify, any of the information contained herein, nor has RE/MAX Commercial Brokers Inc conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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PROPERTY INFORMATION

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EXECUTIVE SUMMARY



Sale Price	\$2,490,000
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OFFERING SUMMARY

Building Size:	+/- 22,735 SF
Lot Size:	+/- 38 Acres
Price / SF:	\$123.16
Zoning:	A-2
Parking:	+/- 1500

LOCATION OVERVIEW

Welcome to an exclusive opportunity to own a premier facility in Venice, Louisiana! This exceptional property offers a prime location on the North side of the Port of Venice, with +/-38 total acres of land, boasting +/-1,100 feet of frontage on Highway 23 and approximately +/-1,000 feet of water frontage on The Mississippi River.

The heliport comes with multiple improvements, including a well-maintained office/warehouse facility spanning over 22,745 square feet, providing ample space for various operational needs. The office/warehouse is designed to accommodate diverse business operations and offers modern amenities, making it a perfect base for any aviation-related venture.

In addition to the office/warehouse, the property features acres of parking space, providing convenient and secure parking for helicopters, aircraft, and vehicles. The extensive parking area offers flexibility and convenience for personnel, clients, and visitors, making it a great fit for any aviation or transportation-related business.

With easy access to Highway 23, a well-traveled route, and water frontage on The Mississippi River, this location provides excellent connectivity and transportation options. Being just north side of the Port of Venice offers access to the surrounding areas, making it a strategic location for most any kind of operations facility.

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PROPERTY DESCRIPTION



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PROPERTY AMENITIES

Welcome to an exclusive opportunity to own a state-of-the-art operations facility that includes Class A office space and a high-bay warehouse area. The property encompasses 38 acres of land in various subdivided parcels. There's a total of approximately 22,735 sq.ft. of improved area including 15,730 sq.ft. of office and 7,005 sq.ft. of Class S (metal framed) warehouse. The site spans from LA 23 to the Mississippi River. While the details of the batture rights vary for each parcel, there is access to the river across a Corps of Engineers flood protection levee. LA 23 is the main artery for cars/trucks from New Orleans through Plaquemines Parish to the Port of Venice.

EXTERIOR DESCRIPTION

The exterior areas were built to hold hundreds of cars for those being transported offshore for weeks at a time. The parking areas have ample lighting, and a large portion of the property is fenced for security. Within the boundaries of the rear of the property there is a ton of subsurface lighting and infrastructure to compliment the heliport needs. These outdoor areas could be repurposed for storage purposes and many various uses as it is largely stabilized land. Municipal/Parish utilities are in place for water. According to recent third party inspections, sewer is through package systems or septic tanks. Power is provided by Entergy Corporation with ample power to service most industrial needs. In addition there are large concrete flyways and pads that can either be reused or repurposed. There is also a host of tanks and other infrastructure still in place from when the property was actively being used as a heliport including a control tower.

INTERIOR DESCRIPTION

The prior use of the facility was as a heliport which was built to house a critical operations center that included backup power to ensure 24/7 operations at critical times. The interior areas feature training rooms, offices, open areas, conference rooms, kitchen, bathrooms, and shower facilities. The warehouse was built as a helicopter hanger and includes telescoping doors to create a massive clear span entry into the facility. In addition, there are multiple grade level rollup doors.

COMPLETE HIGHLIGHTS



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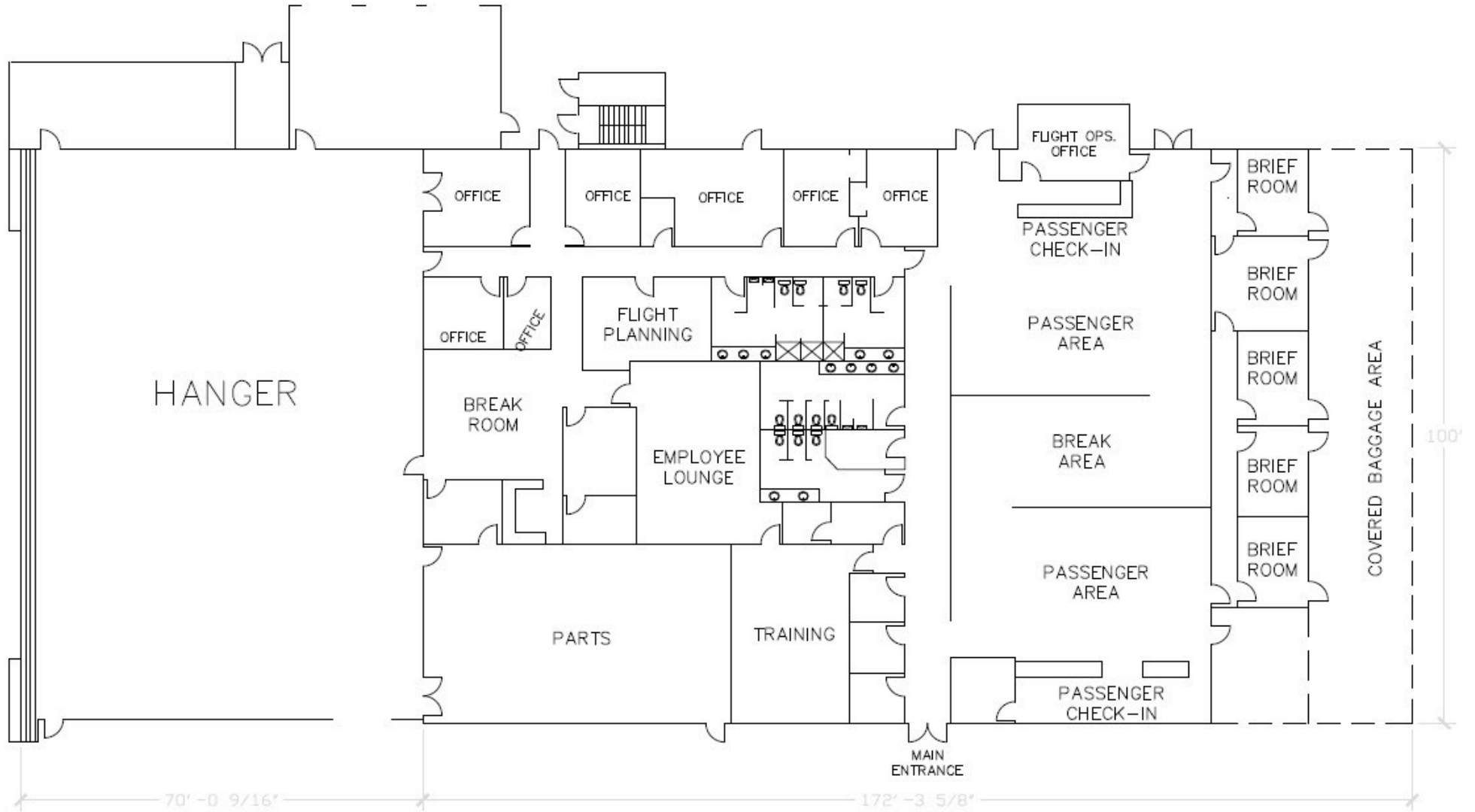
LOCATION INFORMATION

Building Name	Venice Heliport/Warehouse
Street Address	38963 LA Highway 23
City, State, Zip	Buras, LA 70041
County	Plaquemines

BUILDING INFORMATION

Number of Floors	1
Construction Status	Existing
Free Standing	Yes
Roof Condition	New
Warehouse Doors	4
Backup Generator	Yes
Additional Improvements	Fenced Property

FLOOR PLANS



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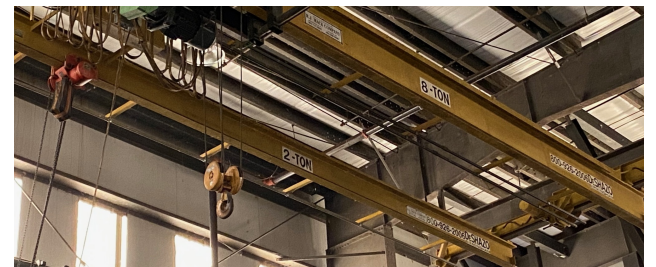
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ADDITIONAL PHOTOS



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LOCATION INFORMATION

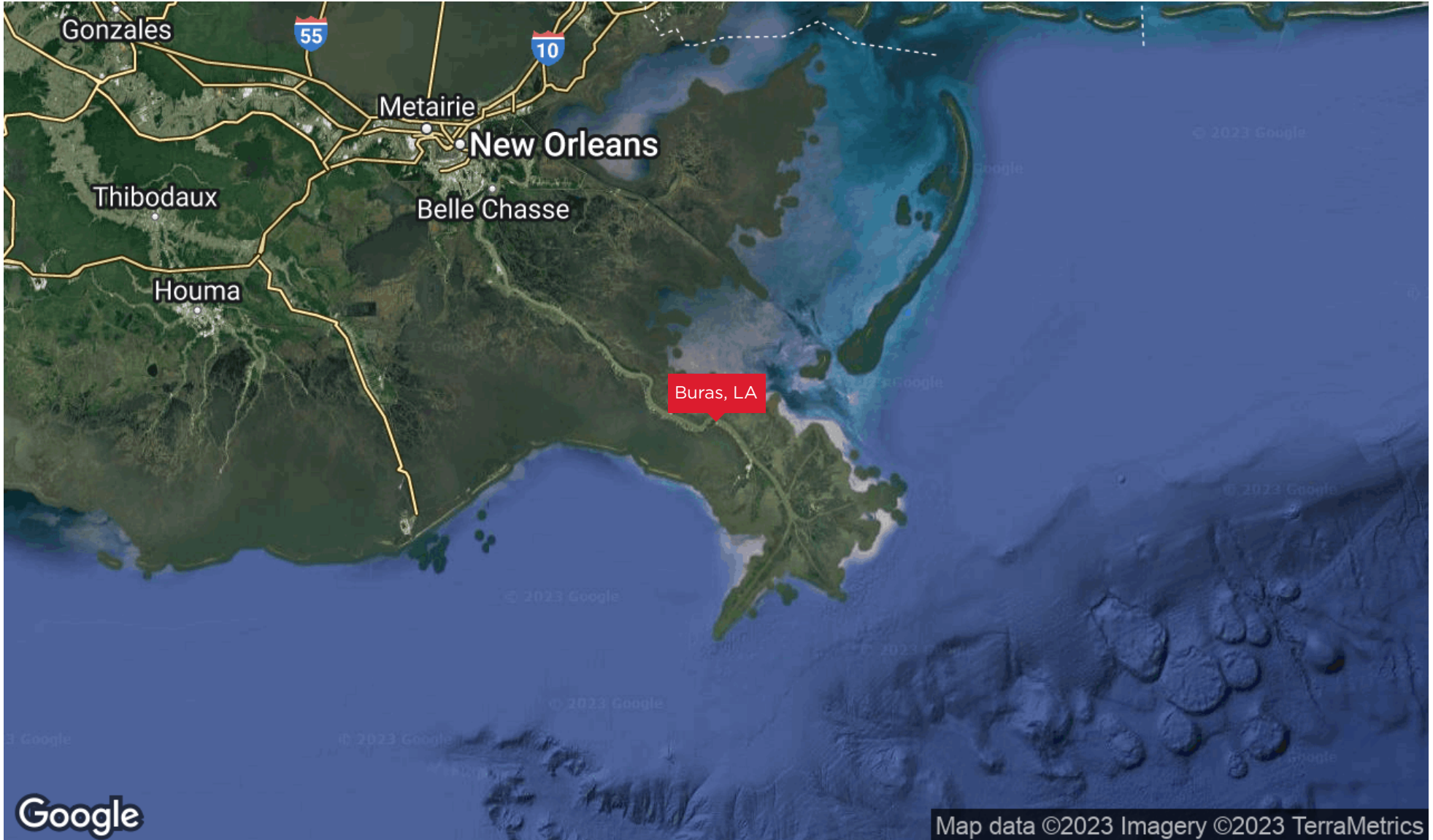
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REGIONAL MAP

AERIAL MAP

GIS MAP

REGIONAL MAP



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AERIAL MAP



Google

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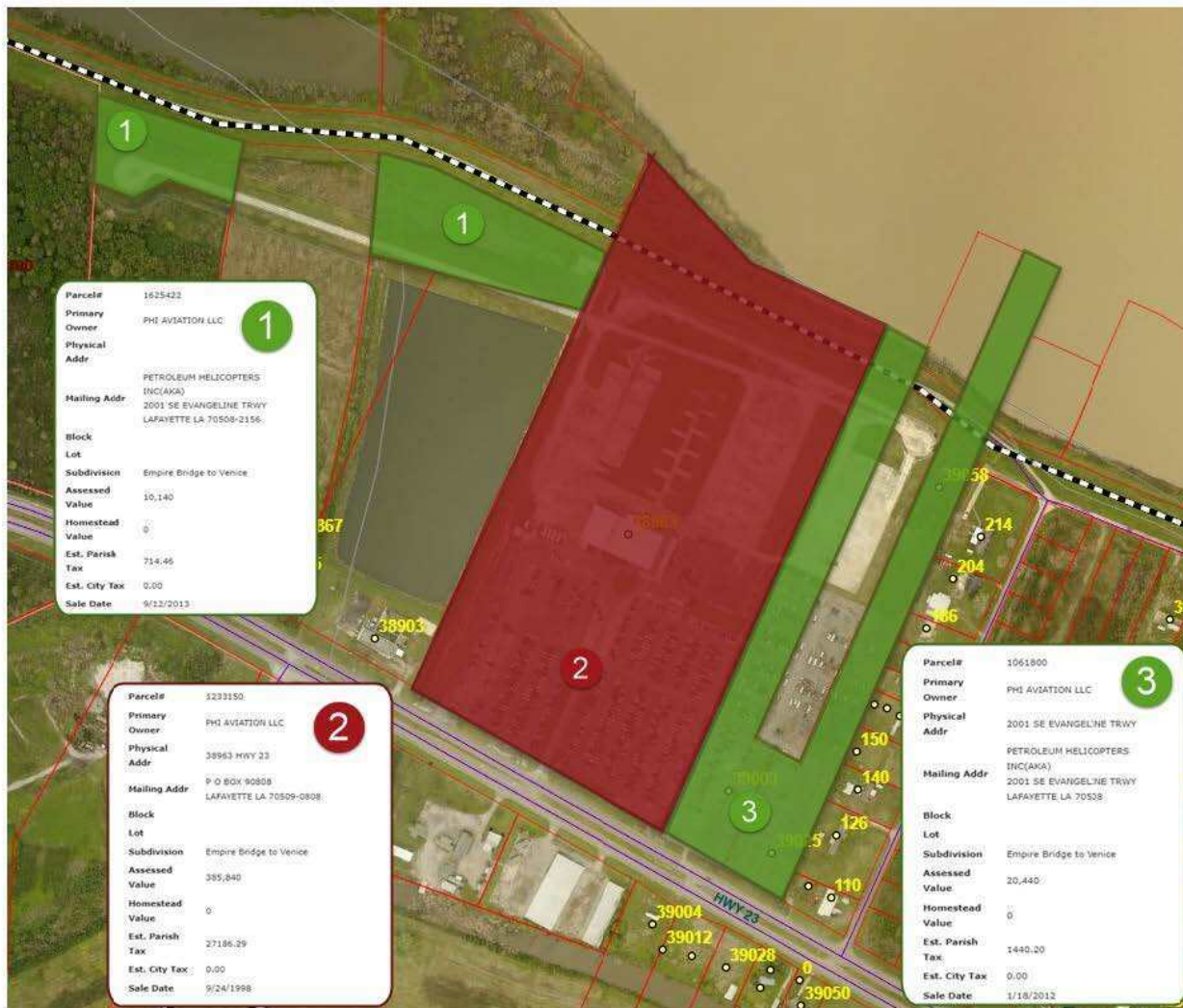
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ADVISOR BIOS

IN THIS SECTION

ADVISOR BIO 1

ADVISOR BIO 1

**RICHARD JUGE**

rjuge@nolacommercial.com

Direct: **504.838.0001** | Cell: **504.915.8877****PROFESSIONAL BACKGROUND**

I am a lifelong resident of New Orleans and have worked exclusively in the industry of commercial real estate. As the broker of an all commercial office I will do my best to either personally handle your needs, or work with one of my agents to best handle the assignment. I hold the CCIM, SIOR (Society of Office and Industrial Realtors), and CIPS (Certified International Property Specialist) designations. My accomplishments include being honored for the largest commercial office leases in metro New Orleans for multiple years, the largest special purpose transaction, the largest industrial lease, and recently the largest industrial land sale by the N.O. Metro Commercial Investment Division. I am a senior instructor for the CCIM Institute for Intro, 103, and 104. I currently serve on the CCIM Board of Directors. I'm a founding member the Statewide Commercial R.E. Database, www.lacdb.com and served as the '22 President. Local involvement includes having been president of our LA CCIM Chapter, CID, and State Commercial Committee.

EDUCATION

College:

-Graduated from Tulane University with the class of 1988.

Professional Education:

-Became a Certified Commercial Investment Member (CCIM) and eventually become an instructor in the CCIM program.

-Currently an instructor for the following classes: Intro to Commercial Real Estate, CCIM 101: Financial Analysis, CCIM 102: Market Analysis, CCIM 103: User Decision Analysis. and CCIM 104: Investment Analysis.

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