



CORPORATE REALTY

1706 Cannes Dr., LaPlace, LA 70068
985.653.7368 | corp-realty.com

COMMERCIAL | FOR LEASE

Two Adjacent Buildings on Airline Highway

805 Robin Street and 406 Airline Highway

LAPLACE, LOUISIANA 70068

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HIGH VISIBILITY LOCATION WITH OFFICE, TRAINING, AND WAREHOUSE SPACE

805 Robin Street and 406 Airline Highway, LaPlace, LA 70068

DESCRIPTION

These two buildings are positioned along heavily traveled US Highway 61 / E. Airline Highway in LaPlace, offering exceptional visibility, access, and flexibility for a variety of commercial or institutional uses. Formerly used by a financial institution for back-office operations and training facility, the buildings are situated on a ±110,000-sf parcel with frontage on both Airline and Robin Street. The properties have video security and ample parking with additional unpaved area for other uses.

Airline Highway is the primary east-west route in St. John Parish, connecting to both Baton Rouge and New Orleans, with 33,554 vpd. This corridor in LaPlace features regional shopping centers, neighborhood shops, banks, quick-serve restaurants, and small office buildings. This property lends itself to use for corporate offices, training facilities, service companies, educational or church uses, or any business seeking high visibility and convenient regional access.

FRONT BUILDING

SIZE: ±15,709 sf / 2-story

RENTAL RATE: \$12.00/sf, gross

TYPE: office building

REAR BUILDING/TRAINING CENTER

SIZE: ±4,445 sf

RENTAL RATE: \$12.00/sf, gross

TYPE: commercial space with large open room plus warehouse space



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ABOUT THE BUILDINGS



805 ROBIN STREET

SIZE: ±15,709 sf / 2-story

RENTAL RATE: \$12.00/sf, gross

DESCRIPTION:

- Professional office layout with front lobby, multiple private and semi-private offices, conference areas, open workspaces, and a break room
- There is a generator pad
- Signage on building



406 AIRLINE HIGHWAY

SIZE: ±4,445 sf

RENTAL RATE: \$12.00/sf, gross

DESCRIPTION:

- Features large open training room, break room/kitchen, front entrance foyer, and restrooms
- Includes ±1,226 sf of warehouse space with 18-20' eave height (available for lease separate from office area)
- Ideal for training, events, light assembly, or service operations
- Signage on building

Note: Buildings can be leased separately or together.



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ABOUT THE SITE

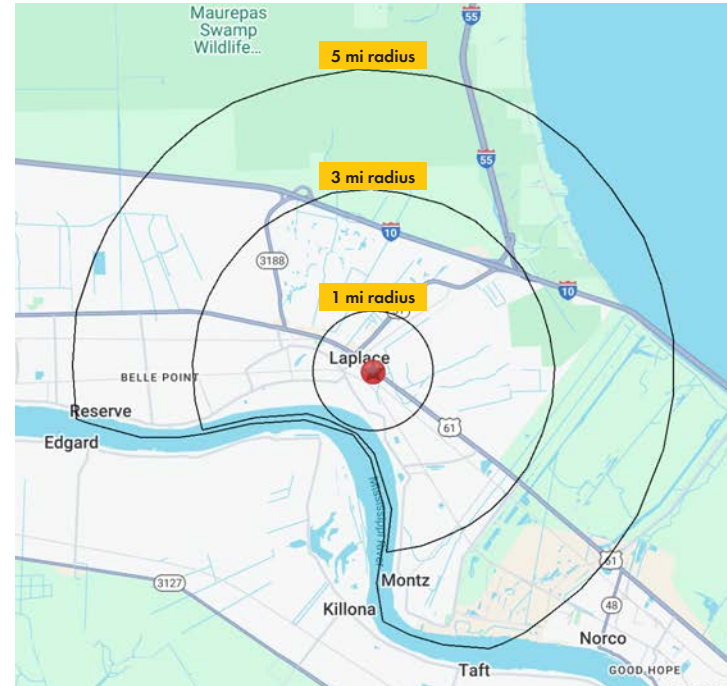


SITE FEATURES

- 85,000-sf paved parking area for more than 100 cars
- Landscaped and well-maintained 10,000-sf yard area
- Flexible site plan suitable for a single user or multiple tenants
- Potential for outdoor storage or yard use

ZONING

C-3 Commercial District



DEMOGRAPHICS (EST. 2025)

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	2,990	28,984	35,682
Average HH Income:	\$86,626	\$93,950	\$90,641
Median HH Income:	\$70,413	\$75,918	\$73,834
Daytime Population:	1,850	8,283	10,096

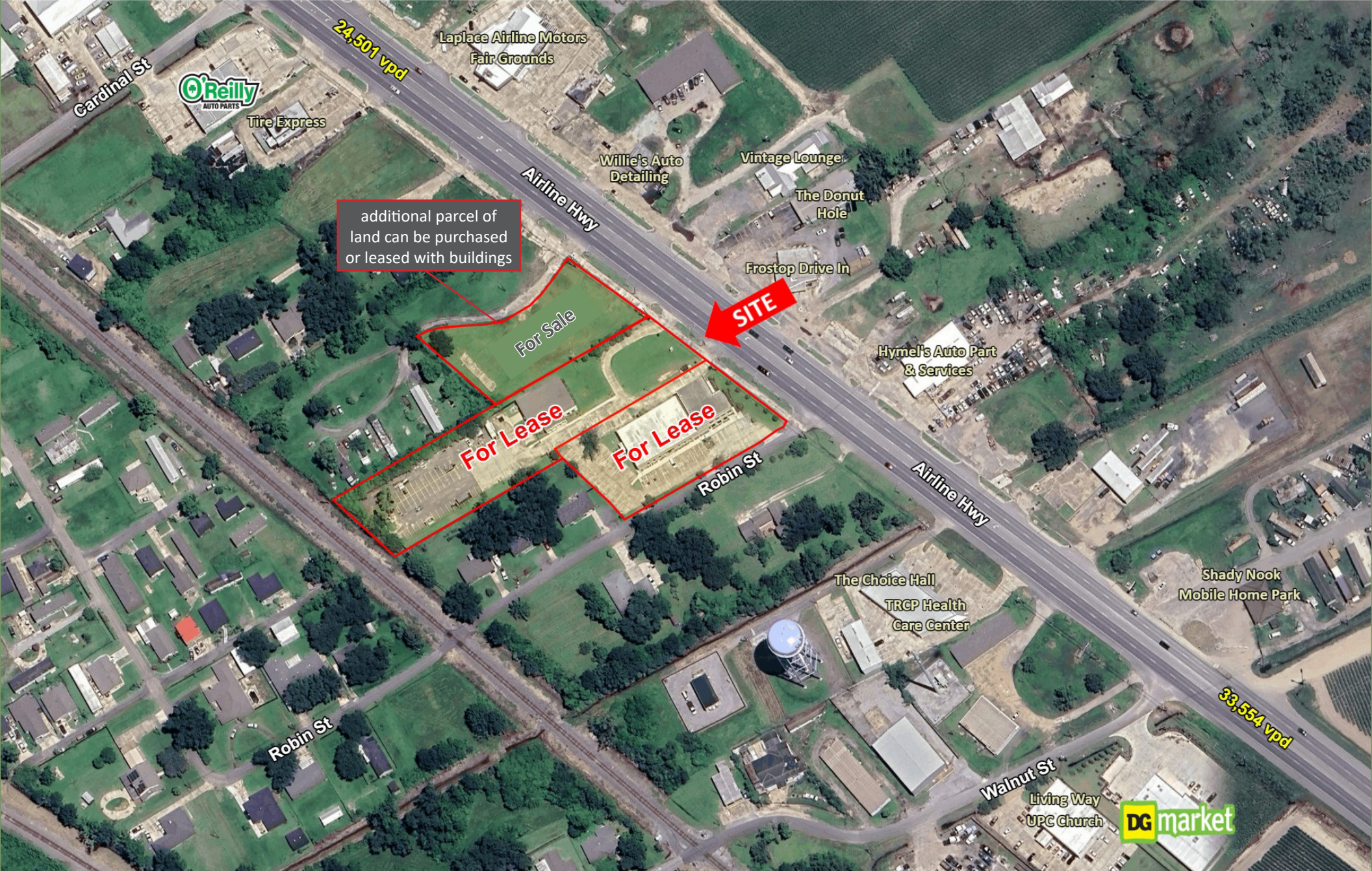


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