



FOR LEASE

3101 – 3107 LaPlace Lane

LAPLACE, LA 70068

LEON "LEE" AUDIBERT, SIOR

Property One Commercial Agent
504.681.3430
leon@propertyone.com



PROPERTY ONE

FOR LEASE

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PROPERTY ONE



PROPERTY DESCRIPTION

Office/warehouse available for lease near Interstate 10/Interstate 55 interchange in LaPlace, LA. Total building area is 16,000 SF. There is a fenced and secure outdoor laydown yard on each side of building that is connected by a rear driveway. Building is drive-thru accessible with 4 drive-in doors facing the street and 4 drive-in doors in the rear. Warehouse is equipped with LED lighting and has 16' clear height at eave/19' at center. Building has been fully renovated and is in like new condition.

PROPERTY HIGHLIGHTS

- Fully renovated building in like-new condition
- Drive-thru warehouse configuration for efficient operations
- Eight total drive-in doors (4 front, 4 rear)
- Secure, fenced laydown yards on both sides of the building
- Rear driveway connects both outdoor storage areas
- 16' clear height at the eave and 19' at the center
- Energy-efficient LED warehouse lighting throughout
- Flexible office and warehouse layout

OFFERING SUMMARY

Lease Rate:	\$8.50 SF/yr (NNN)
Available SF:	16,000 SF
Lot Size:	1.129 Acres
Building Size:	16,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	137	340	892
Total Population	355	877	2,874
Average HH Income	\$99,132	\$98,641	\$99,757

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5 Reasons to Lease Lease 3101-3107 LaPlace Lane



Prime Location Near I-10 & I-55

Strategically positioned just minutes from the I-10/I-55 interchange, providing efficient access to New Orleans, Baton Rouge, the River Parishes, and the Gulf Coast.



Like-New, Fully Renovated Facility

Move into a modern industrial building featuring updated finishes, LED lighting, and a professionally renovated interior designed for today's operations.



Built for Efficient Operations

Drive-thru warehouse design, eight drive-in doors, and generous clear heights (16'-19') streamline loading, unloading, storage, and workflow.



Secure Outdoor Storage Included

Maximize operational flexibility with fenced laydown yards on both sides of the building connected by a rear driveway—ideal for equipment, vehicles, and materials.



Flexible Space for Growing Businesses

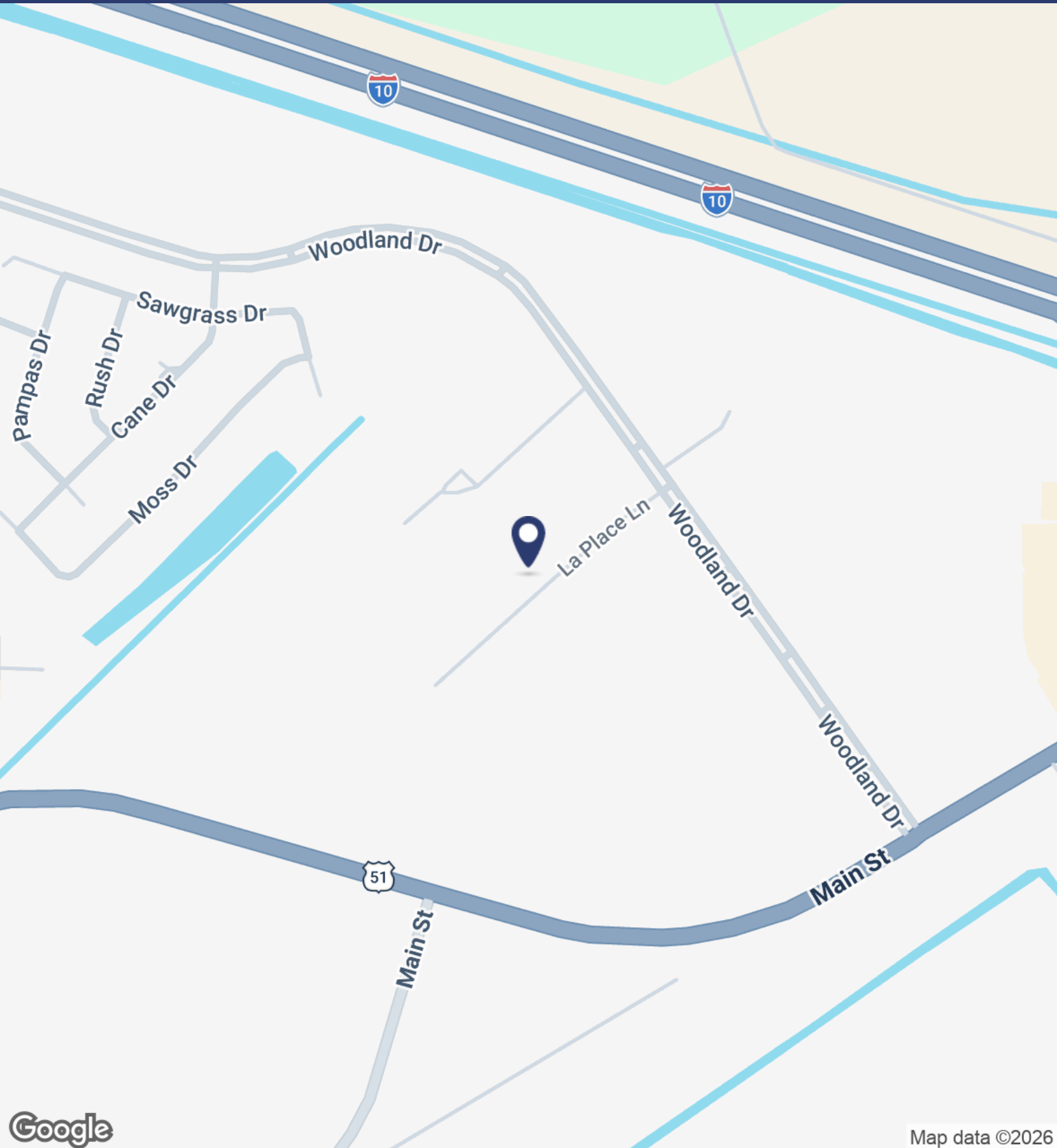
A versatile office/warehouse layout accommodates distribution, logistics, construction, fabrication, manufacturing, and service companies seeking room to grow.

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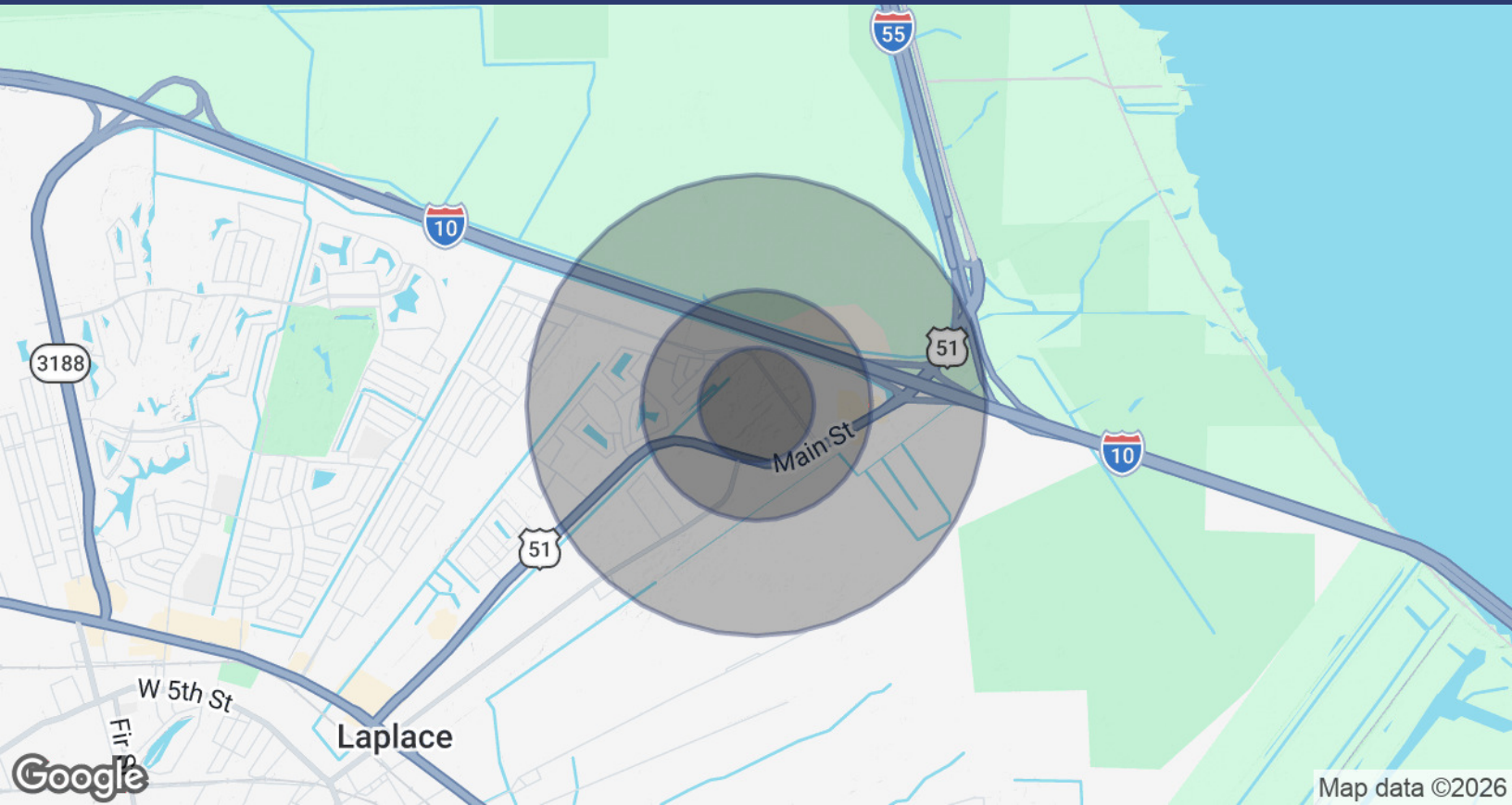


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	355	877	2,874
Average Age	42.8	42.7	36.4
Average Age (Male)	42.2	42.1	35.9
Average Age (Female)	43.3	43.2	37.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	137	340	892
# of Persons per HH	2.6	2.6	3.2
Average HH Income	\$99,132	\$98,641	\$99,757
Average House Value	\$225,408	\$225,692	\$197,000

2023 American Community Survey (ACS)

PRESENTED BY

Leon "Lee" Audibert, SIOR

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LA #0912122856

leon@propertyone.com

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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:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____