



Each office independently owned and operated

MAX JUGE - RE/MAX COMMERCIAL

3331 Severn Avenue | Suite 200

Metairie, LA 70002

FOR SALE/LEASE

INDUSTRIAL PROPERTY

# 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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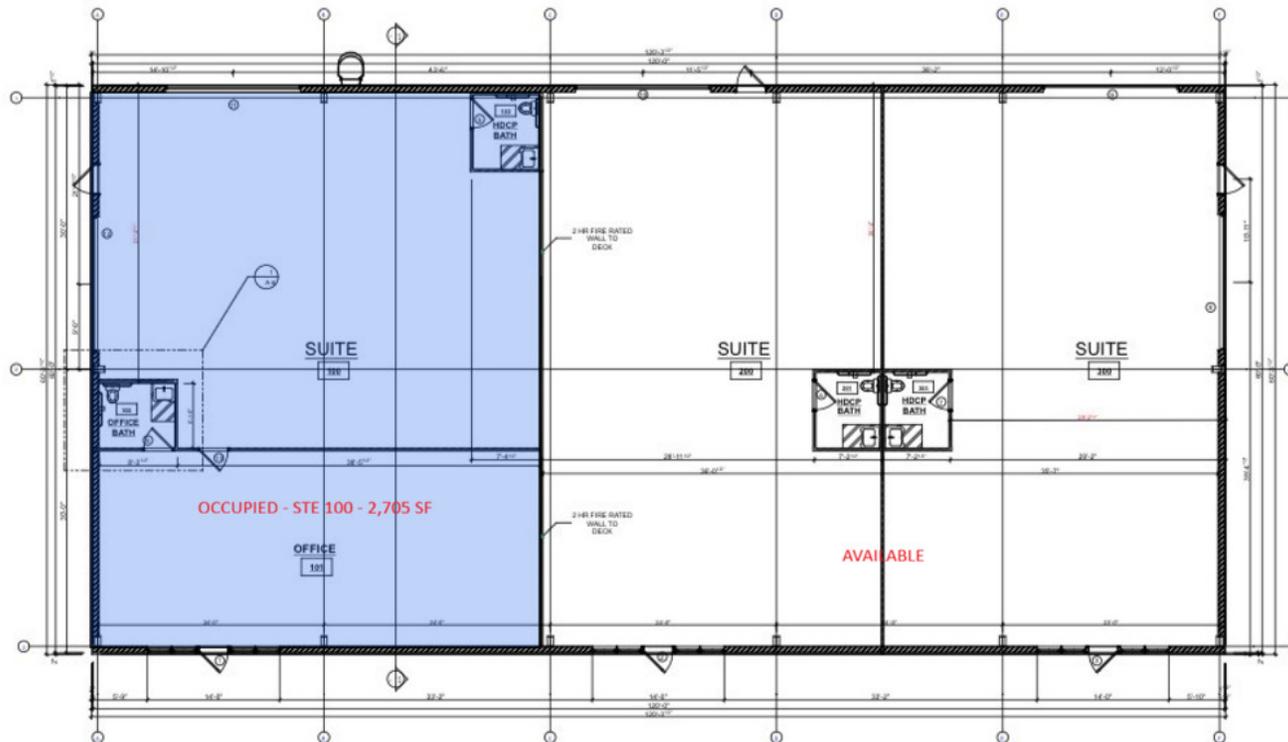
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DIMENSION FLOOR PLAN

SQUARE FOOTAGE	
SUITE 100 SHOP AREA	1757
OFFICE AREA	948
SUITE 200	2120
SUITE 300	2120
<b>TOTAL</b>	<b>6945</b>

WALLS AND INTERIOR FINISHINGS	
NO.	DESCRIPTION
1	2-HR FIRE RATED WALL TO DECK
2	1-HR FIRE RATED WALL TO DECK
3	1-HR FIRE RATED WALL TO DECK
4	1-HR FIRE RATED WALL TO DECK
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100	1-HR FIRE RATED WALL TO DECK



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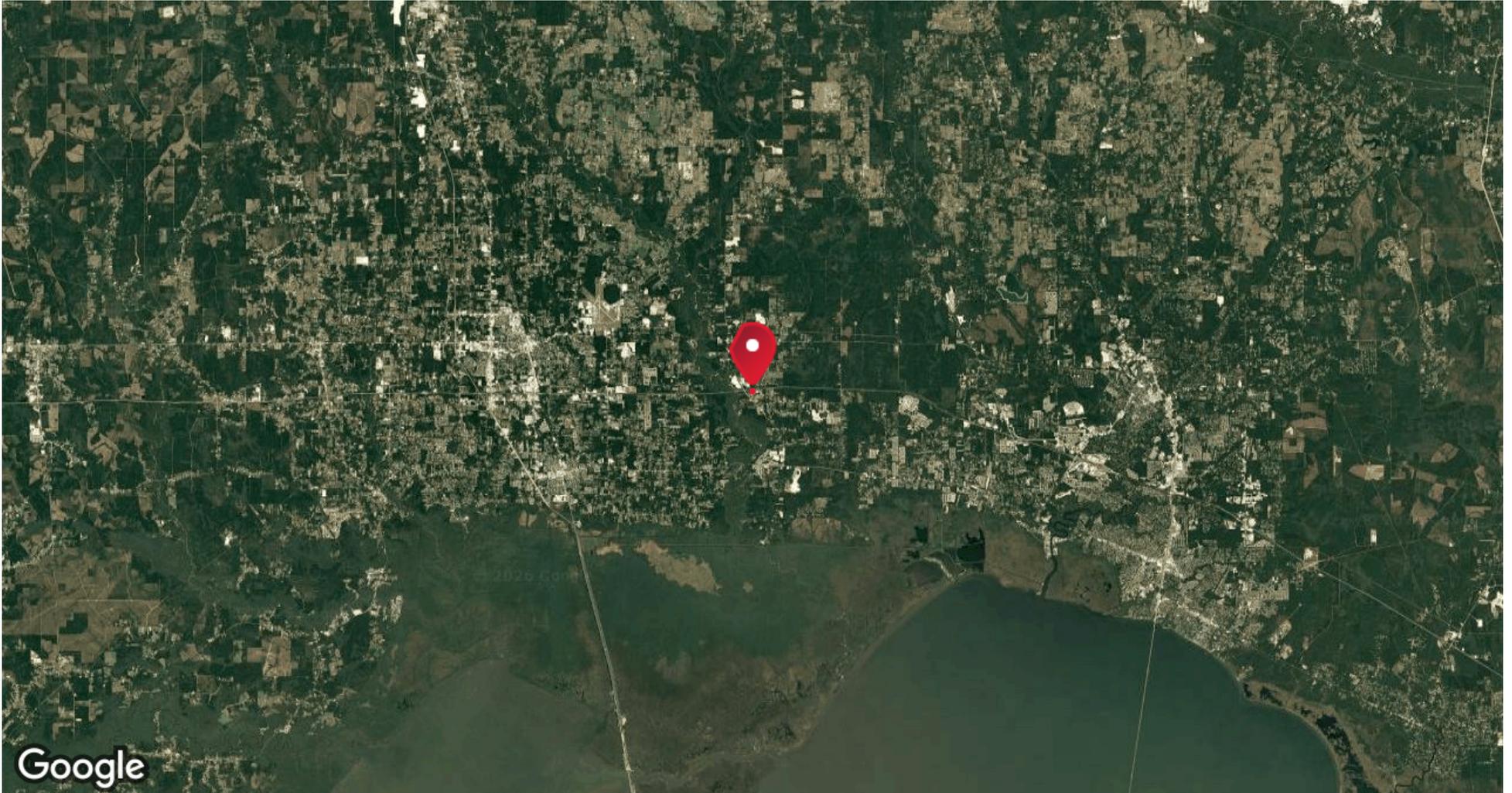
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LOCATION MAP

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ADDITIONAL PHOTOS

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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

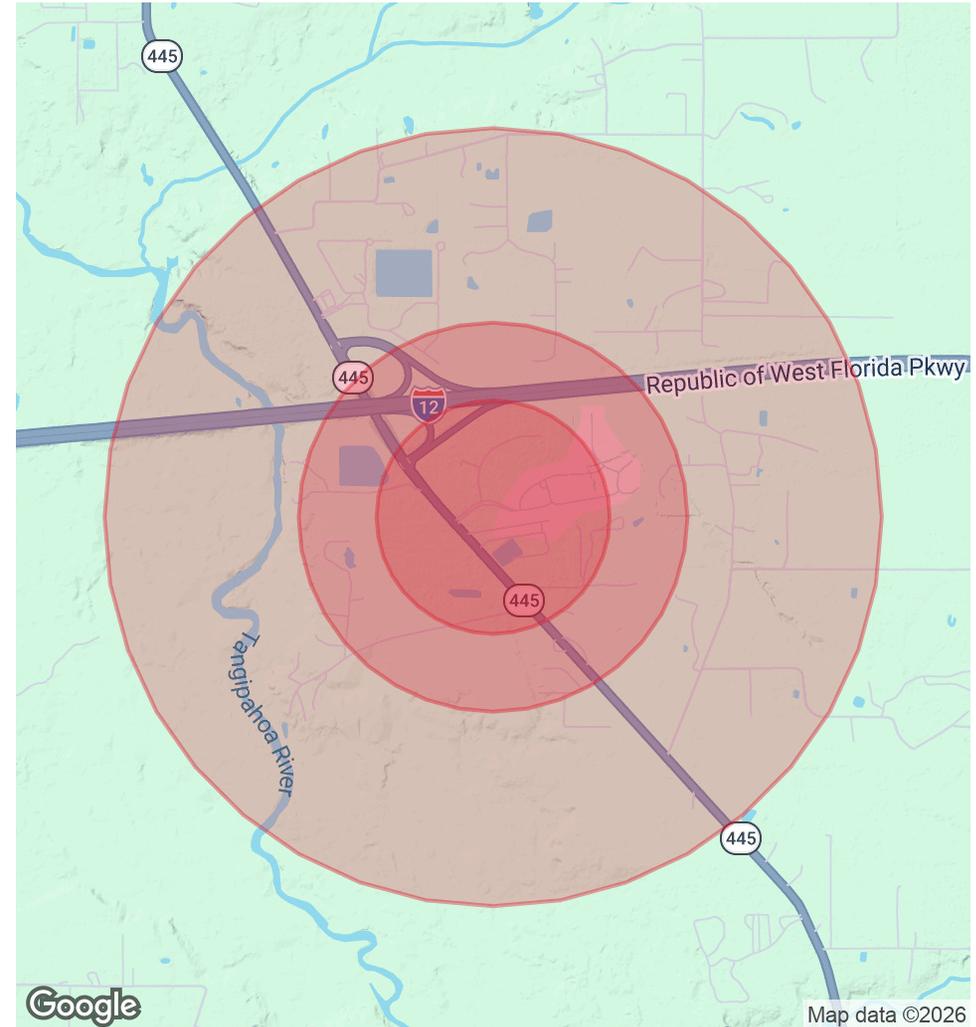
## TRAFFIC COUNTS

I-12 @ 48.31  
69,862 VPD (2025)

/day

HWY 445 @ Holmes Lane  
13,592 VPD (2025)

*Demographics data derived from AlphaMap*



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