



Available For Lease
**204 Engineers Rd.,
Belle Chasse, LA 70037**



PROPERTY SUMMARY & PARCEL OUTLINE

204 Engineers Rd, Belle Chasse, LA 70037 offers 11,007 SF of IOS/maintenance facility space on a 3.98-acre site. The property features 3 drive-in doors and an 18' clear height, providing functionality for equipment storage, fleet maintenance, or industrial service users. Built in 1998 and classified as a Class C facility, the site is zoned Industrial and includes ample yard space for outdoor storage and operational flexibility in the Belle Chasse market.



Property Details & Specifications

Address: 204 Engineers Rd Belle Chasse LA 70037

Rent Rate: \$20,000.00

Type: IOS / Maintenance Facility

Total SF: 11,007

Acreage: 3.98

Drive In Doors: 3

Clear Height: 18'

Year Built: 1998

Building Class: C

Zoning: Industrial





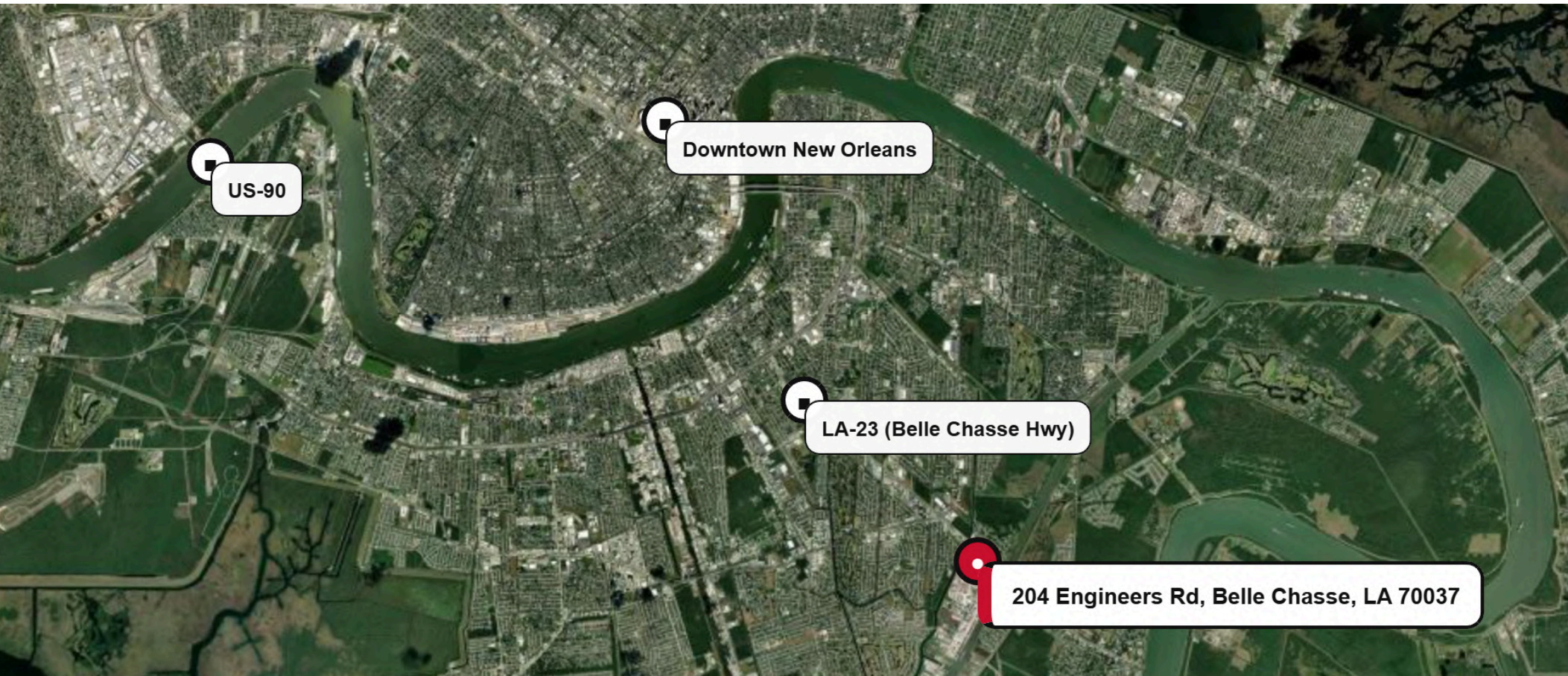


PRIME INDUSTRIAL LOCATION - BELLE CHASSE, LA

204 Engineers Road is strategically positioned within the highly desirable Belle Chasse industrial corridor, offering exceptional access to the Greater New Orleans logistics and maritime network. The property benefits from close proximity to LA-23 (Belle Chasse Highway) and convenient access to US-90 and I-10, enabling efficient regional connectivity throughout Southeast Louisiana and direct routes to key Gulf Coast markets. Located just minutes from the Port of New Orleans and along the Mississippi River industrial corridor, the site offers strong advantages for users requiring access to maritime shipping, rail, and freight infrastructure. Positioned within an active industrial zone surrounded by energy, manufacturing, and logistics users, this location is well-suited for warehousing, distribution, marine-related operations, and industrial services, with excellent access to labor and critical supply chain networks along the Gulf Coast.

LOCATION KEY DISTANCES

LA-23 (Belle Chasse Hwy): 0.5 miles US-90: 6.5 miles Downtown New Orleans: 10 miles New Orleans International Airport (MSY): 22 miles





Jeremy Barbuto



Acquisition Officer



(315) 436-3872



Jeremy@IronHornEnterprises.com

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