



OFFICE BUILDING FOR SALE

# 2500 False River Dr

New Roads, LA 70760

PELICAN  
POWER  
OPERATIONS CENTER  
2500 FALSE RIVER ROAD

Presented By:

**Reed Wiley, CCIM**

Associate Director | Commercial Sales & Leasing  
O: 504.569.9300 | C: 504.236.7816  
rwiley@rampartcre.com

**Dex Shill**

Commercial Sales & Leasing  
O: 225.297.7874 | C: 225.284.9092  
dexshill@rampartcre.com





### PROPERTY DESCRIPTION

Prime office property available for purchase at 2500 False River Drive in New Roads, LA. Strategically positioned along scenic False River Drive with additional access via Telly Drive, this expansive, stand-alone facility offers ±29,525 SF of well-maintained office improvements, spread across two interconnected wings. The structure sits on a generous ±2.56-acre parcel, offering ample parking and a secured, gated lot; ideal for operational or logistical uses. The site is currently zoned C-1 (Neighborhood Commercial), allowing for a multitude of uses.

### PROPERTY HIGHLIGHTS

- Strategically Positioned along False River Drive with additional access via Telly Drive
- Zoned C-1 (Neighborhood Commercial) allowing for a broad range of potential uses
- Well-Maintained Improvements with flexible layouts suitable for office, operational, or logistical uses
- Equipped with a Large On-Site Generator providing backup power for critical operations

### OFFERING SUMMARY

Sale Price:	\$2,500,000
Lot Size:	105,567 SF
Building Size:	29,525 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	369	2,424	3,809
Total Population	804	5,784	9,037
Average HH Income	\$117,486	\$84,447	\$87,526

INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA

Sale Price

**\$2,500,000**

### LOCATION INFORMATION

Street Address	2500 False River Dr
City, State, Zip	New Roads, LA 70760
County	Pointe Coupee
Market	Baton Rouge MSA
Sub-market	New Roads

### BUILDING INFORMATION

Building Size	29,525 SF
Building Class	C
Occupancy %	9.6%
Tenancy	Multiple
Number of Floors	2
Year Built	1981
Construction Status	Existing
Framing	Masonry Frame
Condition	Average
Roof	Gambrel
Number of Buildings	2

### PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Lot Size	105,567 SF
APN #	00755360
Lot Depth	0 ft

### PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	2.54
Number of Parking Spaces	75

### UTILITIES & AMENITIES

Number of Elevators	1
Kitchens	2

INFORMATION SUBJECT TO VERIFICATION &amp; NO LIABILITY FOR ERRORS &amp; OMISSION ASSUMED. // LICENSED IN LOUISIANA



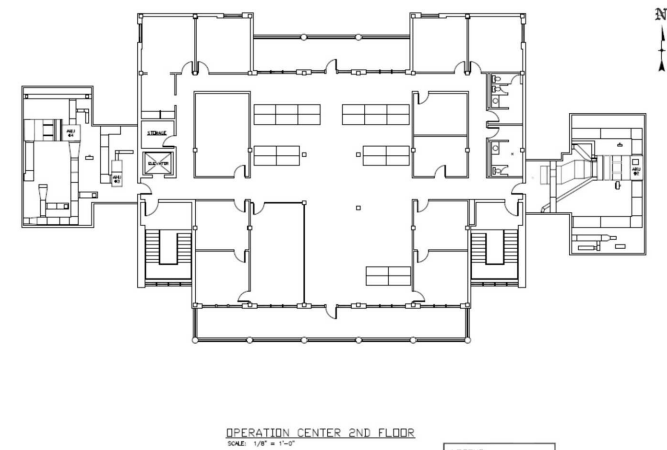
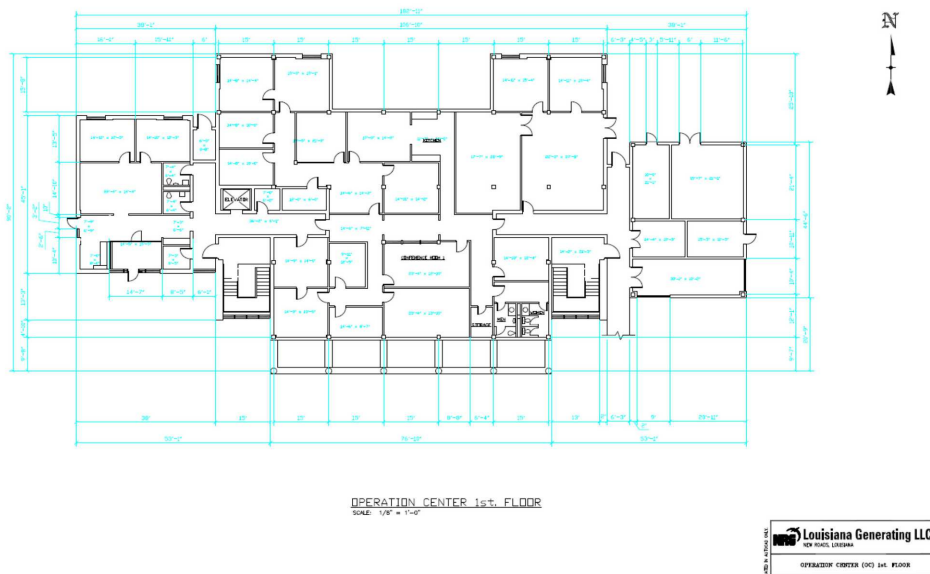


INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



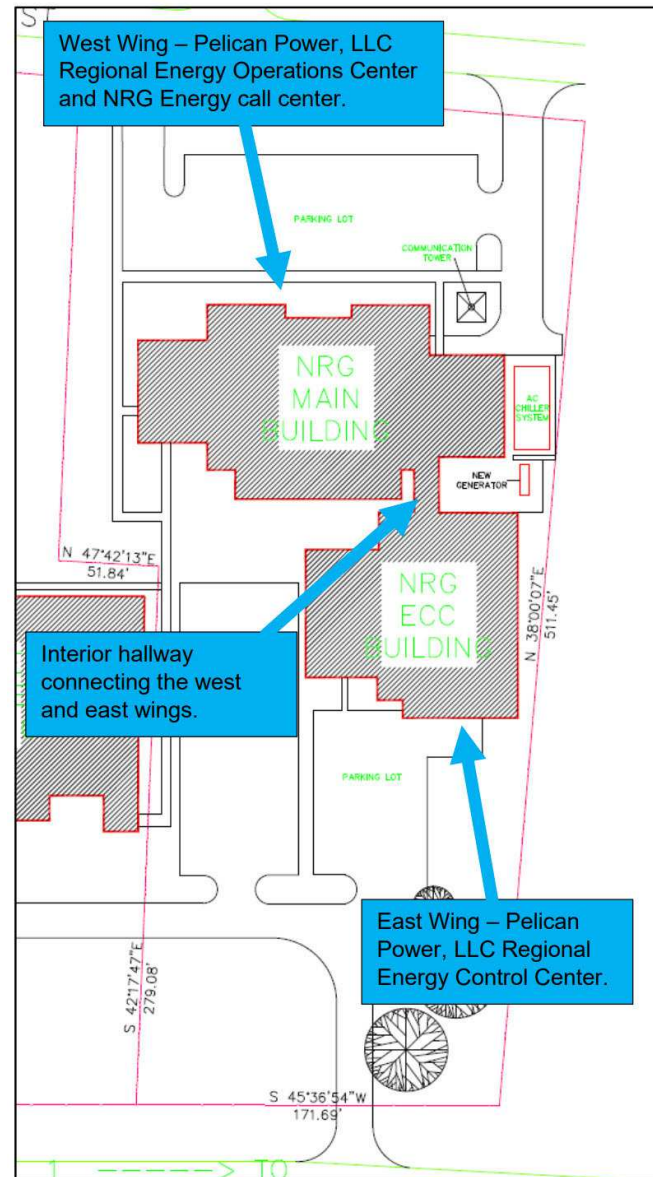


INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



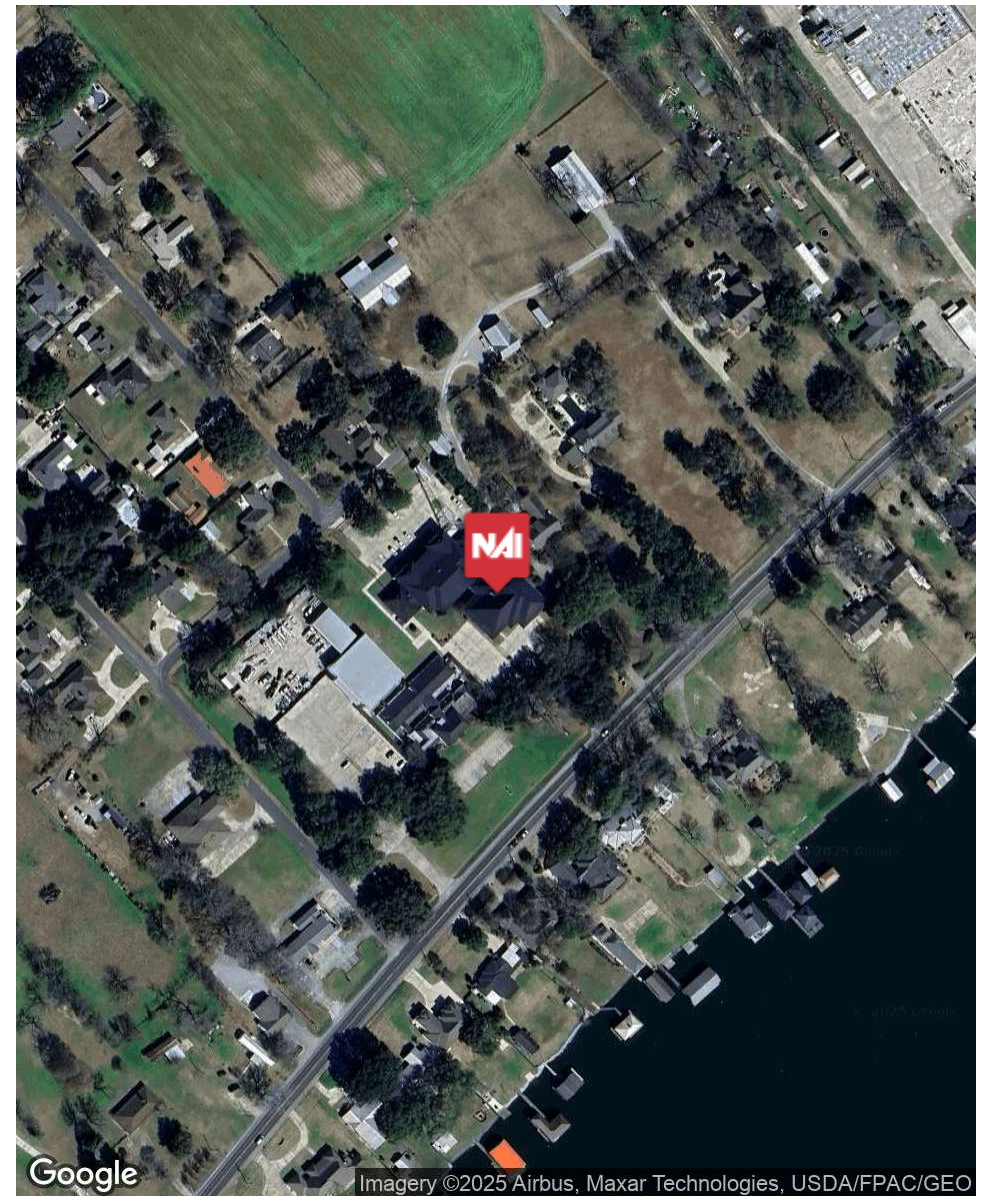
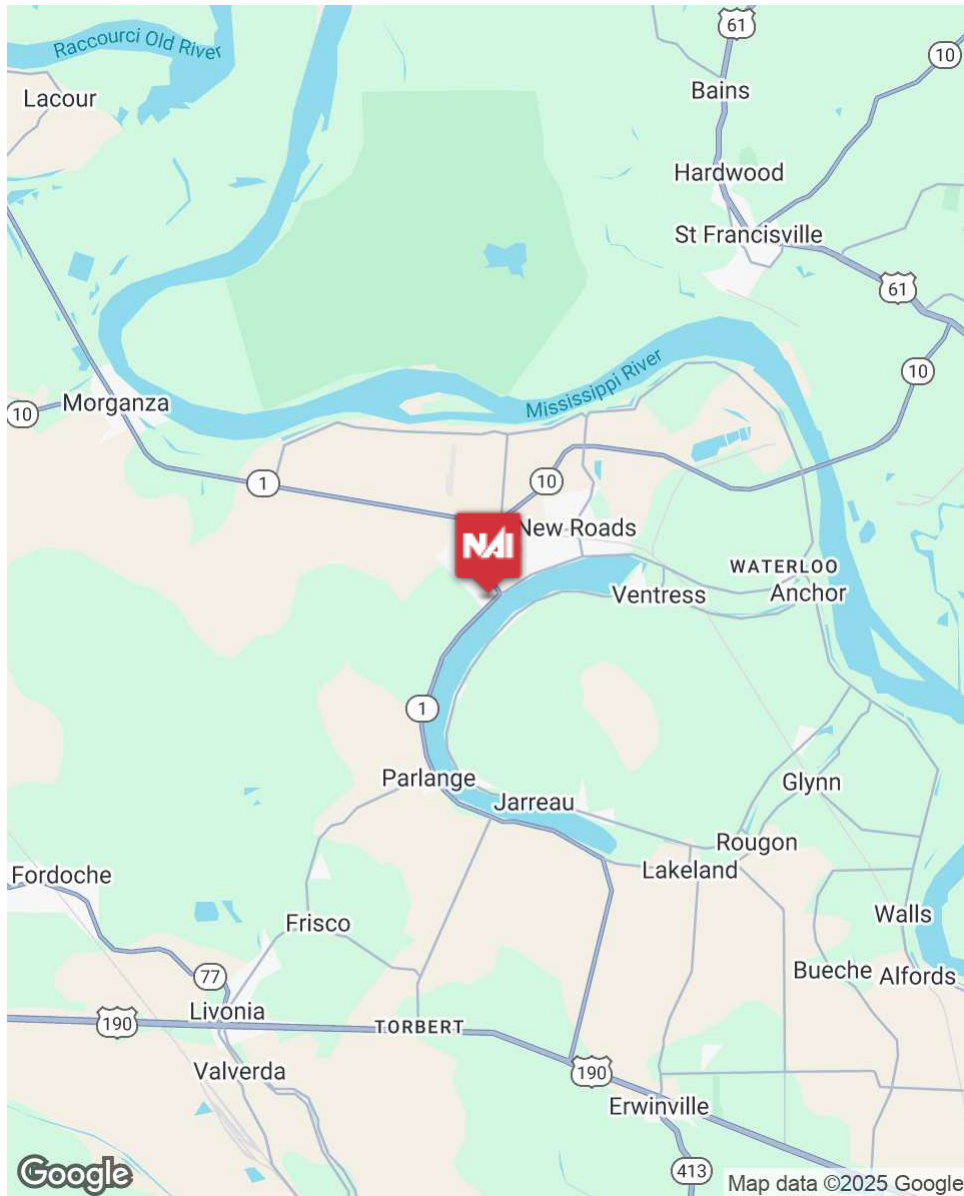
LEGEND
FIRE EXTINGUISHER
FIRE ALARM HORN

INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA





INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA





For More Information:

**Reed Wiley, CCIM**

Associate Director | Commercial Sales  
& Leasing

O: 504.569.9300 | C: 504.236.7816  
rwiley@rampartcre.com

**Dex Shill**

Commercial Sales & Leasing  
O: 225.297.7874 | C: 225.284.9092  
dexshill@rampartcre.com

**NAI Rampart**

430 Notre Dame Street  
New Orleans, LA 70130

[www.rampartcre.com](http://www.rampartcre.com)