

Active 39509 Interstate 55 Service Rd

39509 Interstate 55 Service Rd, Ponchatoula, LA 70454



For Sale

Industrial

FlexSpace, Industrial-Business Park, Light...

Sale Price	\$5,250,000
Price Per SF	\$729.17/SF
Building Size	7,200 SF
Lot Size	35.63 ac
Parish	Tangipahoa
Parcel APN	1787306
Listed	06/15/2026
Updated	06/15/2026
Listing ID	4dd582de

Overview

35.63-Acre Industrial Campus & Expansion Opportunity | Interstate 55 Corridor | Ponchatoula, Louisiana

Rare opportunity to acquire a fully integrated industrial campus and development site in one of Southeast Louisiana's fastest-growing commercial corridors. This offering combines a $\pm 7,200$ SF office/warehouse facility situated on ± 3.02 acres with an adjacent ± 32.61 -acre development-ready tract, creating a combined ± 35.63 -acre ownership opportunity just one mile from Interstate 55.

The existing office/warehouse facility was constructed in 2016 and includes approximately 4,650 SF of office space and 2,550 SF of warehouse space. The building features multiple training and conference areas, numerous private offices, five grade-level roll-up doors, a secured yard, ample parking, and room for future expansion.

Directly behind the facility lies ± 32.61 acres of development-ready land that has undergone substantial site preparation and dirt work, providing immediate opportunities for expansion, equipment storage, laydown yards, manufacturing, fabrication, logistics operations, workforce accommodations, corporate campuses, or future commercial and industrial development.

Positioned outside city limits under Tangipahoa Parish jurisdiction, the property offers flexibility for a variety of owner-user and development scenarios. The site benefits from excellent regional connectivity with quick access to Interstate 55, Highway 22, the Hammond-Ponchatoula market, Baton Rouge, New Orleans, the Port of South Louisiana, and Louis Armstrong International Airport.

This unique offering is ideally suited for industrial contractors, utility companies, infrastructure firms, equipment rental companies, fabrication operations, logistics providers, disaster response organizations, manufacturing users, training facilities, workforce support operations, and corporate headquarters seeking a scalable campus environment with significant future growth potential.

Available as a combined acquisition opportunity. Individual properties are also available separately.

- ± 35.63 Total Acres
- $\pm 7,200$ SF Office/Warehouse Facility
- Five (5) Grade-Level Roll-Up Doors
- Secured Yard and Gated Entry
- Significant Site Preparation Already Completed
- Expansion Acreage Ready for Future Development
- Approximately One Mile from Interstate 55
- Convenient Access to Baton Rouge, New Orleans, and the Northshore
- Potential for Corporate Campus, Training Facility, Equipment Yard, Manufacturing, Logistics, or Workforce Support Uses
- Outside City Limits with Flexible Tangipahoa Parish Jurisdiction

Listing Details



Stuart Ridgel

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Building Details

Year Built
2016

Land Features

Land Splits Available
Yes

Adjacent Parcels Available
Yes

Waterfront
Yes

Topography
Level

Industrial Details

Office SF
4,650 SF

Warehouse SF
2,550 SF

Yard
Fenced

Property Details

Zoning
Outside City Limits

Zoning Desc.
The property is located...

Property Status
Existing

Location

Nearest MSA
Hammond, LA Metropolitan

Transportation

Nearest Interstate
I-55 - 1 mi

Nearest Hwy
Hwy-22 - 1 mi

Nearest Airport
Louis Armstrong New Orleans...

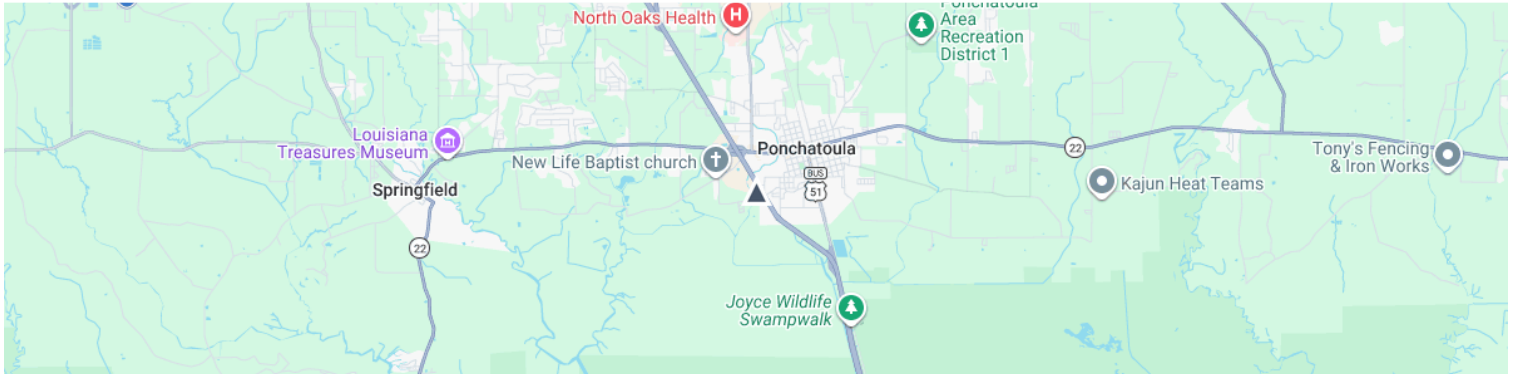
Nearest Port
Port of South Louisiana - 36 mi

Gulf States Real Estate Services Corporate



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Location



Additional Images



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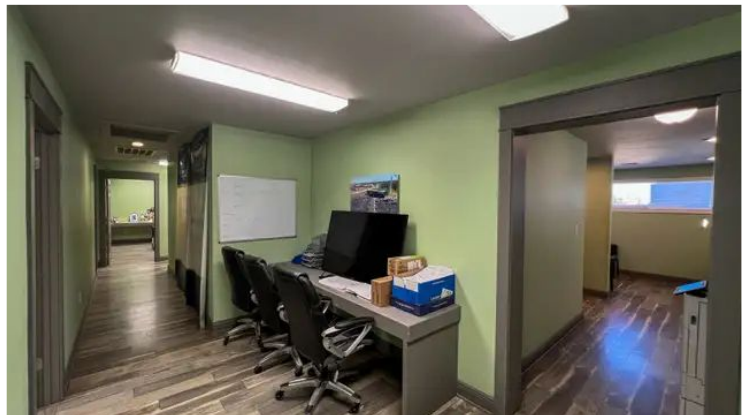
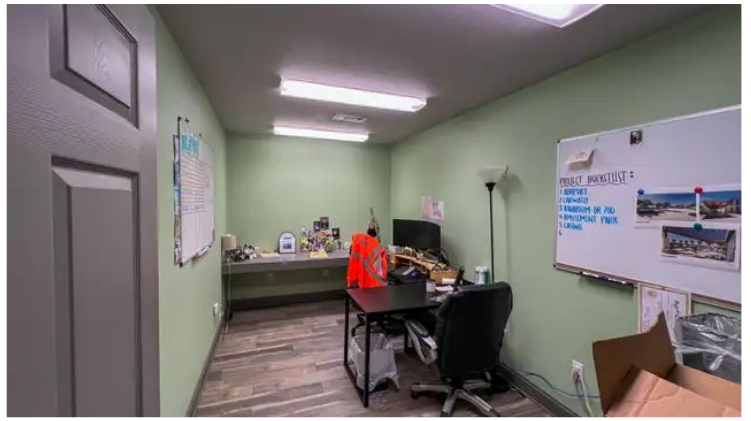
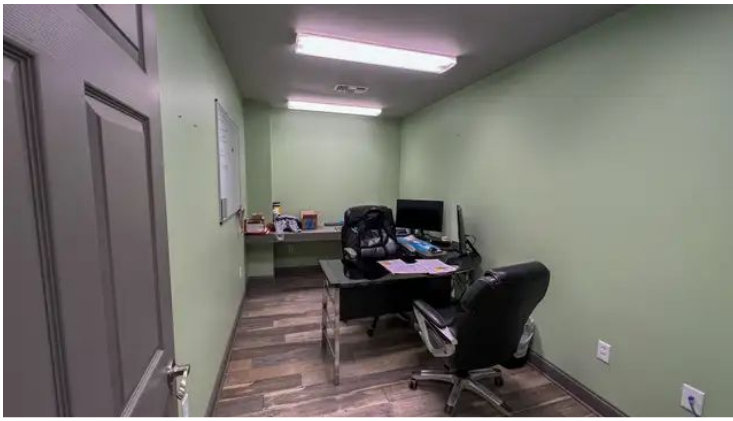



Aerial image depicting the approximate property boundary. The image does



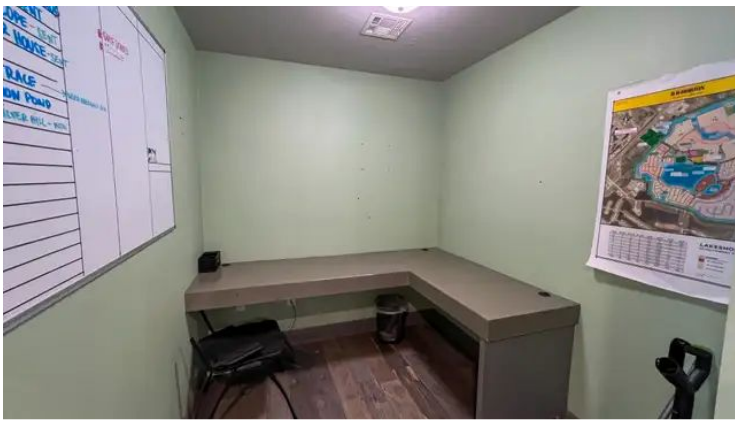
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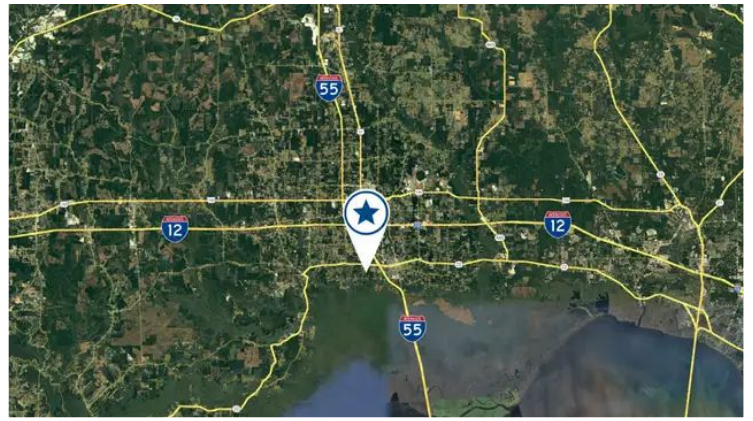
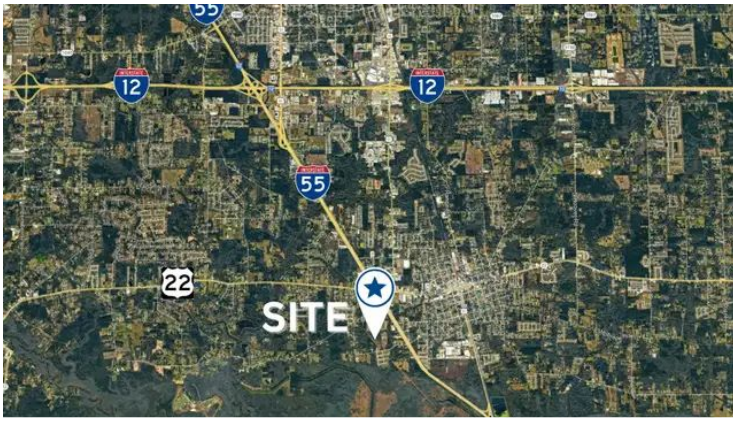
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