

FOR SALE + LEASE

+/- 68,055 SF Warehouse



Offering Memorandum

250 East Willow Street

Ponchatoula, LA 70454

Bridgewater Realty Advisors

www.bridgewater.realty

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Metairie, LA, 70002

504-901-0463

Licensed in LA, MS



**250 E WILLOW STREET
PONCHATOULA, LA, 70454**
+/-68,055 SF Warehouse



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OFFERING

This prime industrial property at 250 E Willow Street in Ponchatoula, LA, offers a renovated, manufacturing ready facility in a growing market. The ±68,055 sq ft improvement spans three buildings on a ±4.63 acre lot: Building 1 is ±63,605 SF, Building 2 is ±1,950 SF, and Building 3 is ±2,500 SF. Built in 1954 and recently modernized, its roof, plumbing, lighting, and electrical systems were all replaced within the last two years, leaving a turnkey asset ready for immediate operations.

Engineered for heavy industrial use, the facility features substantial power infrastructure suited for manufacturing, fabrication, or distribution. An expansive rear laydown yard provides ample room for staging, storage, equipment, or future expansion, a highly desirable feature that adds long-term flexibility and value.

Zoned LI, Light Industrial, the property sits a half mile from US Highway 51 and Pine Street (LA-22), minutes from I-12 and I-55, and directly across from the Elmer's Candy Factory. Sitting outside the flood risk zone (Flood Zone X), this offering combines established infrastructure, strong yard capacity, and direct highway access. Offered at \$3,140,000, it is an excellent choice for businesses looking to establish or expand in the Greater New Orleans and Baton Rouge corridor.

SUMMARY

PRICE: \$3,140,000

ZONING: LI, Light Ind

PRICE PER SF: \$46.00/sf

LEASE PRICE: \$4.60/sf

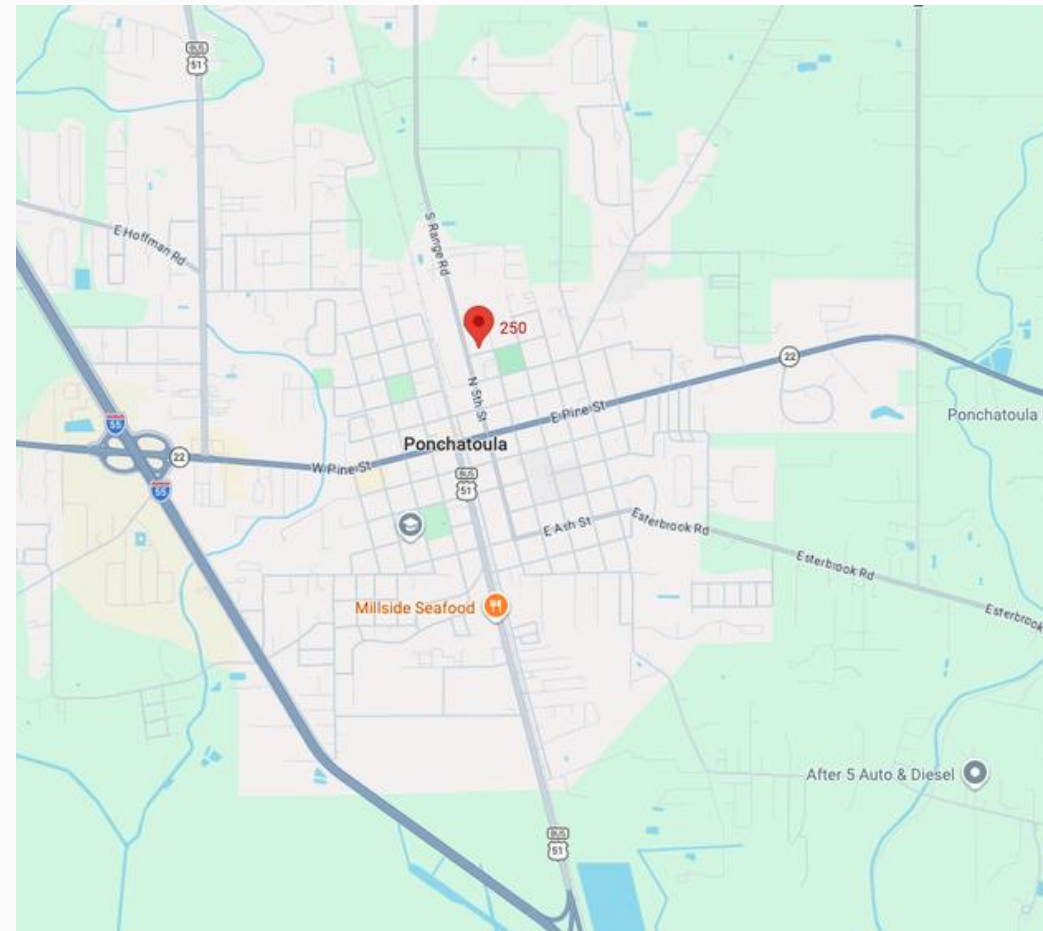
SITE SIZE: +/- 4.63 Acres

LEASE TYPE: NNN

GBA: +/- 68,055 sf

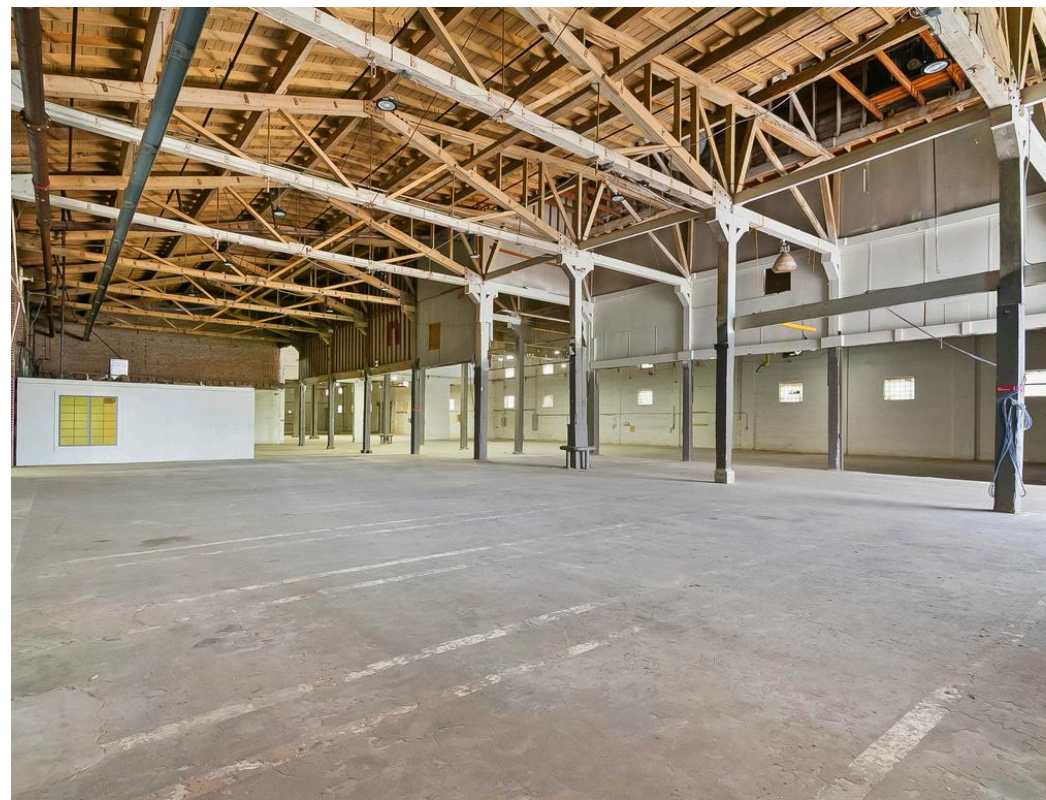
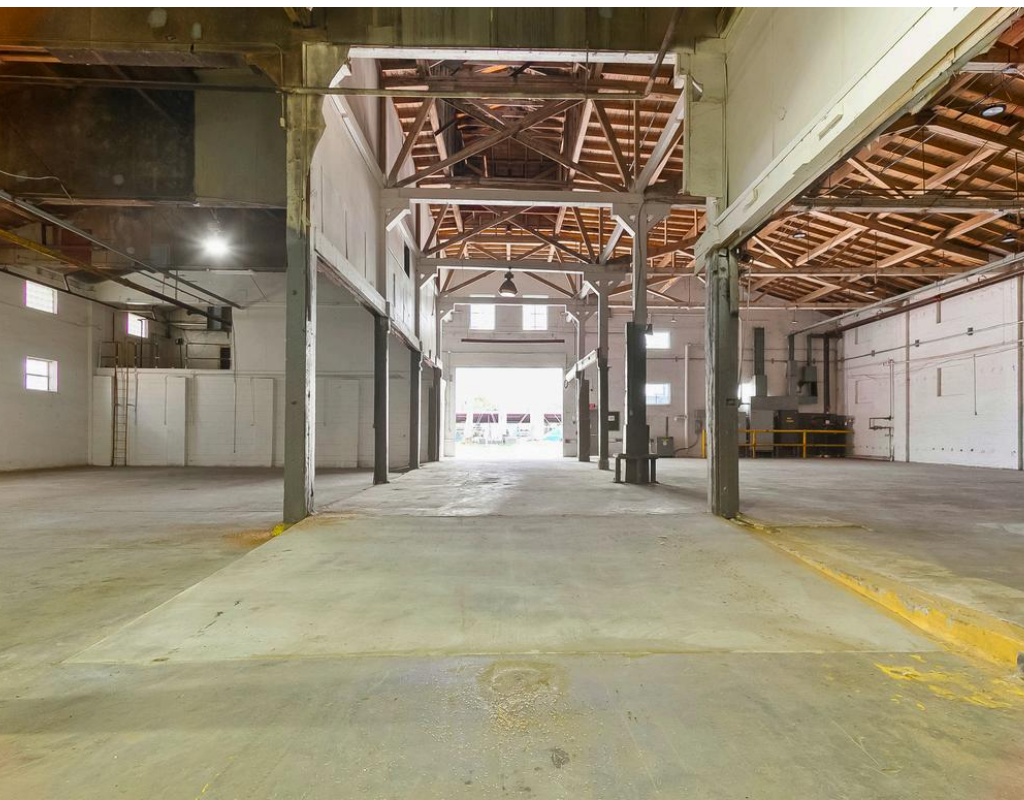
NNN: \$1.50 psf

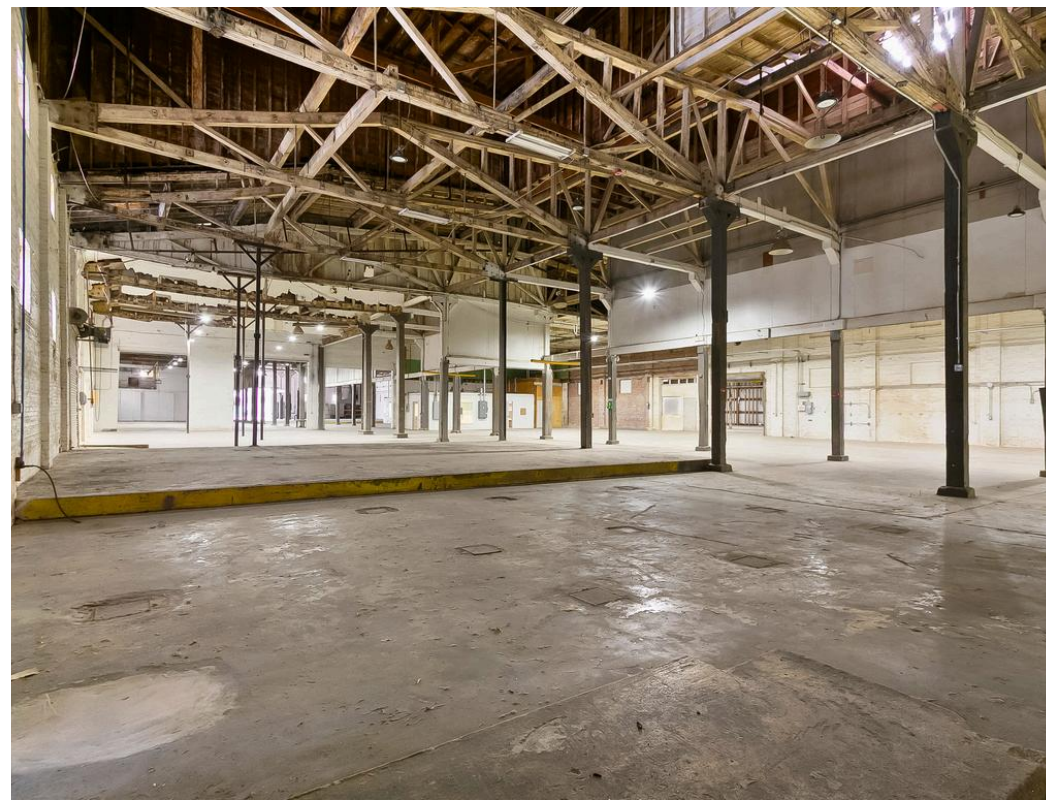
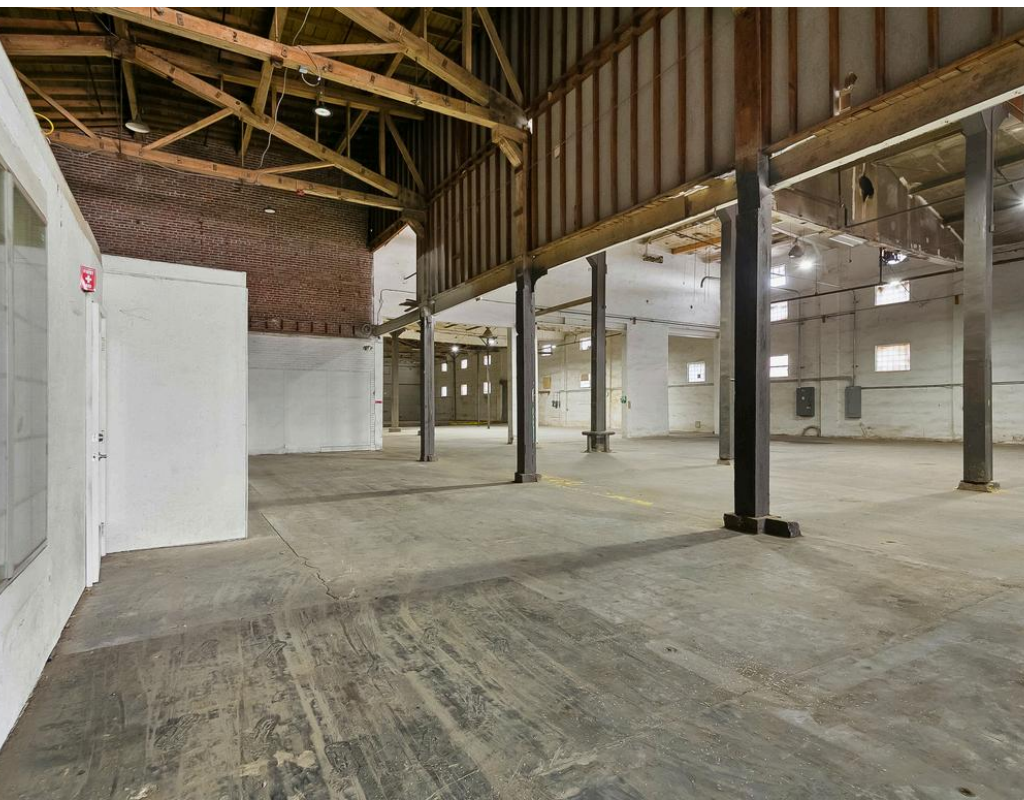
FLOOD ZONE: X

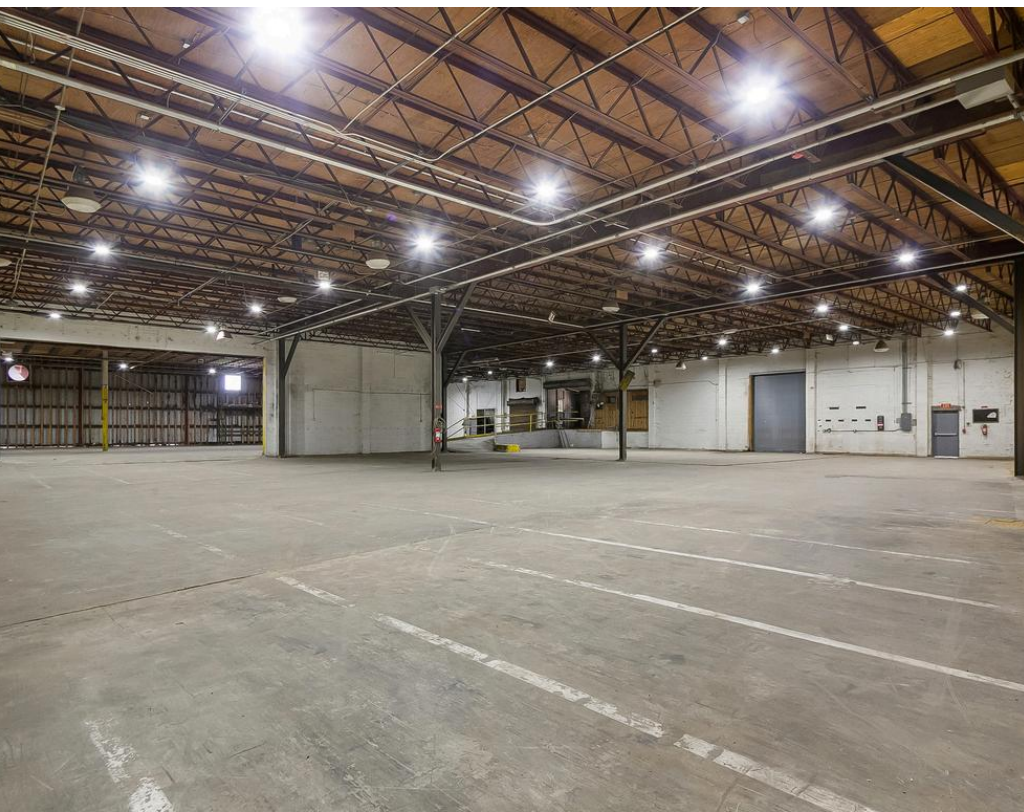


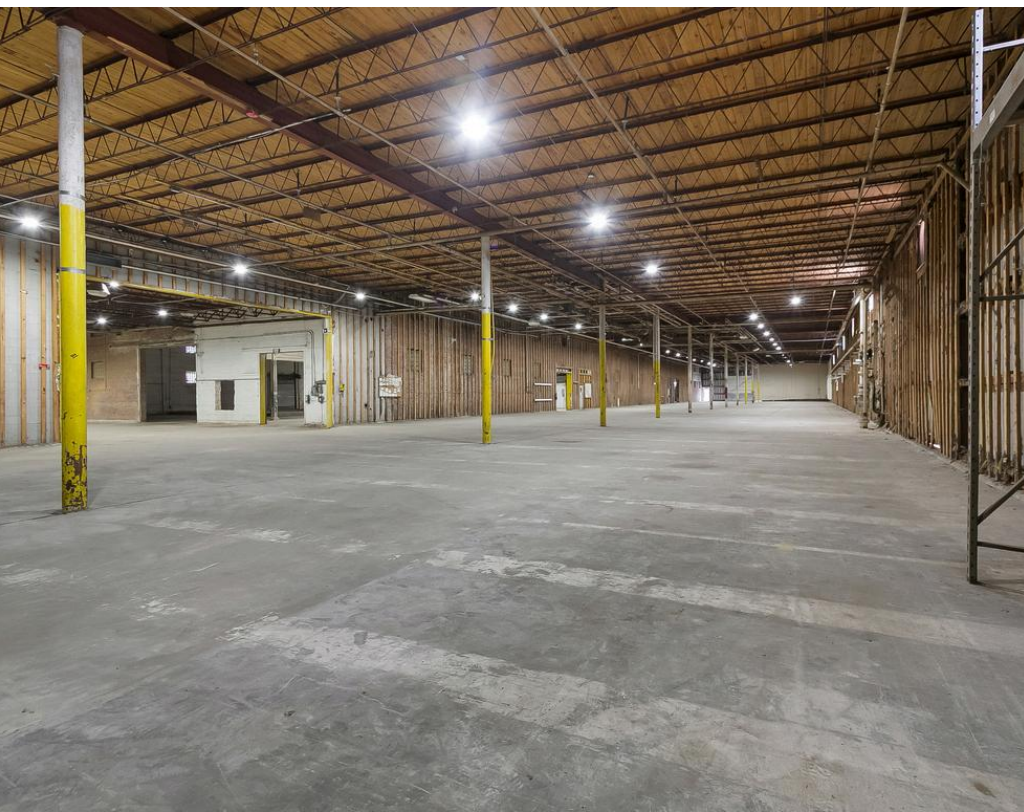


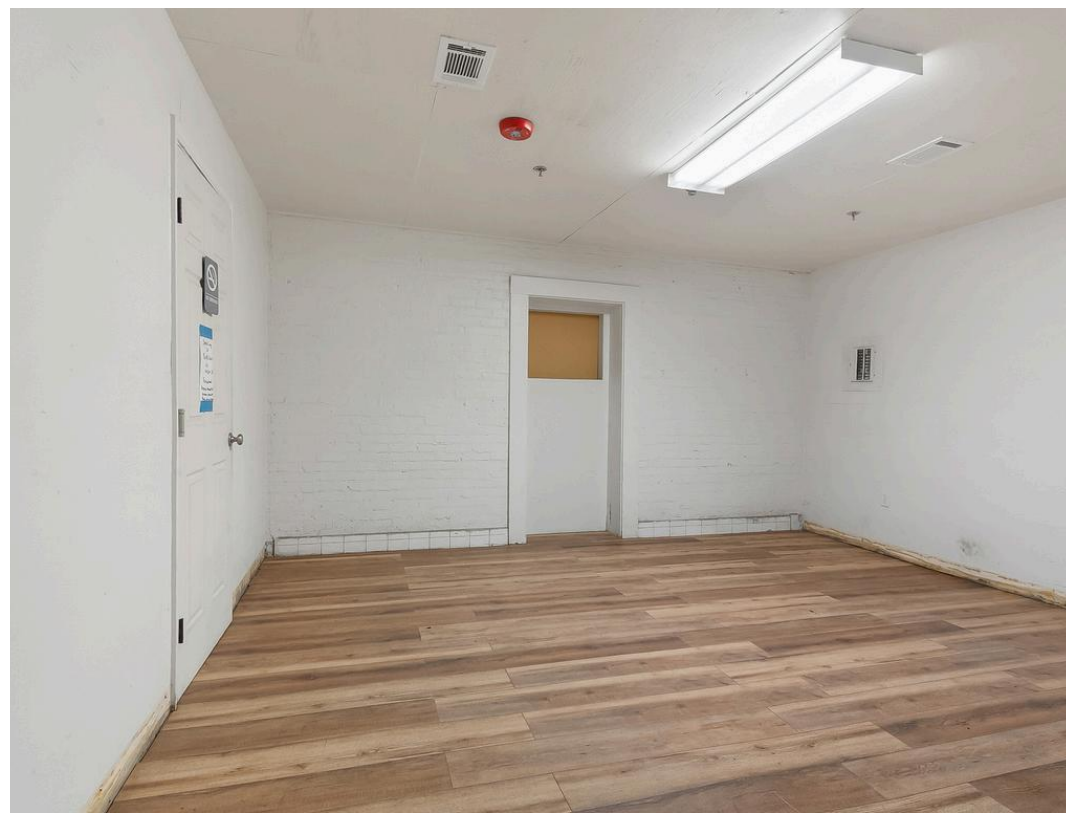














AERIAL VIEW

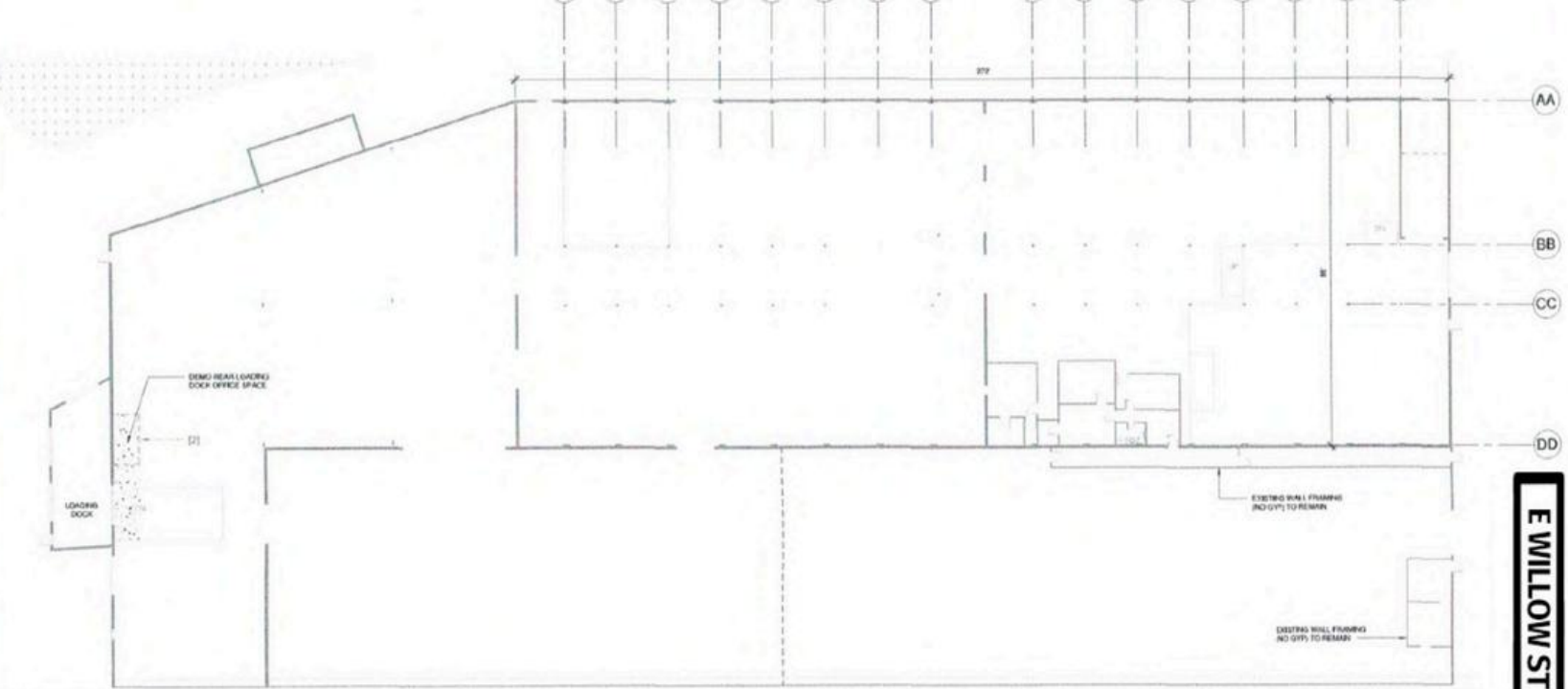


DEMOLITION NOTES:

1. perform demolition work in accordance with applicable rules, regulations, codes, and ordinances of local, state, and federal authorities, and in accordance with the requirements of public utility corporations having jurisdiction over the work.
2. AMERICAN safety requirements for demolition shall govern except as otherwise specified herein. where the requirements specified herein or contained in the applicable codes form the applicable rules, regulations, and codes, the more stringent requirements shall govern the work under this contract.
3. the owner assumes no responsibility for the condition of the structures to be demolished. however the existing conditions prior to commencement of the work, as far as it is practical.
4. provide and maintain temporary protection of existing structures designated to remain, where demolition, removal, and new work is being done, materials handling or safety issues.
5. provide warning signs and all other items as required for the proper protection of workers engaged in demolition operations, the public and adjacent construction.
6. provide adequate fire protection in accordance with the local fire department requirements.
7. do not close or obstruct streets or sidewalks without the proper permits. conduct operations with the minimum traffic interference.
8. make such explorations and probes as are necessary to ascertain any required protection measures before proceeding with demolition and removal work, give particular attention to shoring and bracing requirements so as to prevent any damage to existing conditions.
9. do not close or obstruct walkways, passageways or stairways without the authorization of the owner. do not store or place materials in passageway, stairs or other means of egress.
10. in general, demolition activity in small sections, where necessary to prevent the collapse of any construction, install temporary shoring, chole, and bracing.
11. DEMOLITION AND REMOVAL WORK SHALL BE AS SHOWN ON THE DRAWINGS AND AS REQUIRED TO MAKE WAY FOR NEW CONSTRUCTION. DO ALL SUCH WORK REQUIRED IN CONNECTION WITH THIS PROJECT WITH DUE CARE, INCLUDING SHORING, BRACING, ETC. BE RESPONSIBLE FOR SUCH DAMAGE WHICH MAY BE CAUSED BY SUCH WORK OR PARTS OF THE EXISTING STRUCTURES AND BUILDING SERVICES.
12. MATERIALS AND/OR ITEMS DESIGNATED ON DRAWINGS ARE TO REMAIN THE PROPERTY OF THE OWNER AND SHALL BE PRESERVED WITH CARE AND STORED ON THE SITE DESIGNATED BY THE ARCHT.
13. MATERIALS AND/OR ITEMS DEMOLISHED AND NOT DESIGNATED TO BECOME THE PROPERTY OF THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE OWNER'S PROPERTY.
14. TAKE PRECAUTIONS TO GUARD AGAINST MOVEMENT OR COLLAPSE OF ANY DESIGNATED CONSTRUCTION OR EQUIPMENT DESIGNATED TO REMAIN, AND BE LIABLE FOR SUCH MOVEMENT OR COLLAPSE.
15. UPON COMPLETION OF ALL WORK UNDER THIS SECTION, REMOVE ALL TOOLS, MATERIALS, PLANT APPARATUS AND RUBBER OF ANY SORT. THE PREMISES SHALL BE LEFT BECOME CLEAN.
16. THE GENERAL CONTRACTOR SHALL DO ALL CUTTING, BITTING, AND PATCHING WORK THAT MAY BE REQUIRED TO MAKE ALL PARTS CLOSE TOGETHER PROPERLY, AND IF TO BE LEFT OR BE RECEIVED BY WORK OF OTHER CONTRACTORS, AS SHOWN UPON OR REASONABLY IMPLIED BY THE DRAWINGS AND NOTES.
17. THE GENERAL CONTRACTOR SHALL PROVIDE ALL FLOOR CURBS AND PATCHING REQUIRED FOR THE INSTALLATION OF ALL WORK.
18. THE GENERAL CONTRACTOR SHALL SURVEY ALL EXISTING FINISHED SURFACES INCLUDING CORNER BEADS, STOPS, ETC., FOR CRACKS, CRACKS, HOLES, DAMAGED SURFACES, UNDESIRABLE DOOR BUMPS HAVE BEEN REMOVED, AND ANY OTHER DEFECTS CAUSING AN APPEARANCE IMPROVEMENT FROM A NEW FIRST CLASS FINISHED INSTALLATION. THESE DEFECTIVE SURFACES SHALL BE REPAIRED, OR IF BEYOND REPAIRABLE, THEN THE GENERAL CONTRACTOR SHALL REMOVE ALL EXISTING AND INSTALL NEW SURFACES TO THE SATISFACTION OF THE ARCHT.
19. ALL OTHER DAMAGED SURFACES (FLOOR, FLOOR, CEILING, ETC.) SHALL BE REPAIRED TO THE SATISFACTION OF THE ARCHT.
20. ALL DAMAGED EXISTING AREAS TO REMAIN AND EXISTING AREAS AFFECTED BY DEMOLITION OR NEW CONSTRUCTION WORK SHOWN ON DRAWINGS SHALL BE PATCHED AS REQUIRED TO MATCH ADJACENT EXISTING ADJACENT AREAS IN MATERIALS, FINE TEXTURE, FINISH, AND COLOR, UNLESS OTHERWISE NOTED.

N 4TH ST

16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1



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No.	Description	Date
3	PERMIT / SFM	07.25.22
9	SFM ADDENDUM 1	03.03.23
10	BLDG. OWNER SET	03.03.23

Acadian Architectural
Woodwork

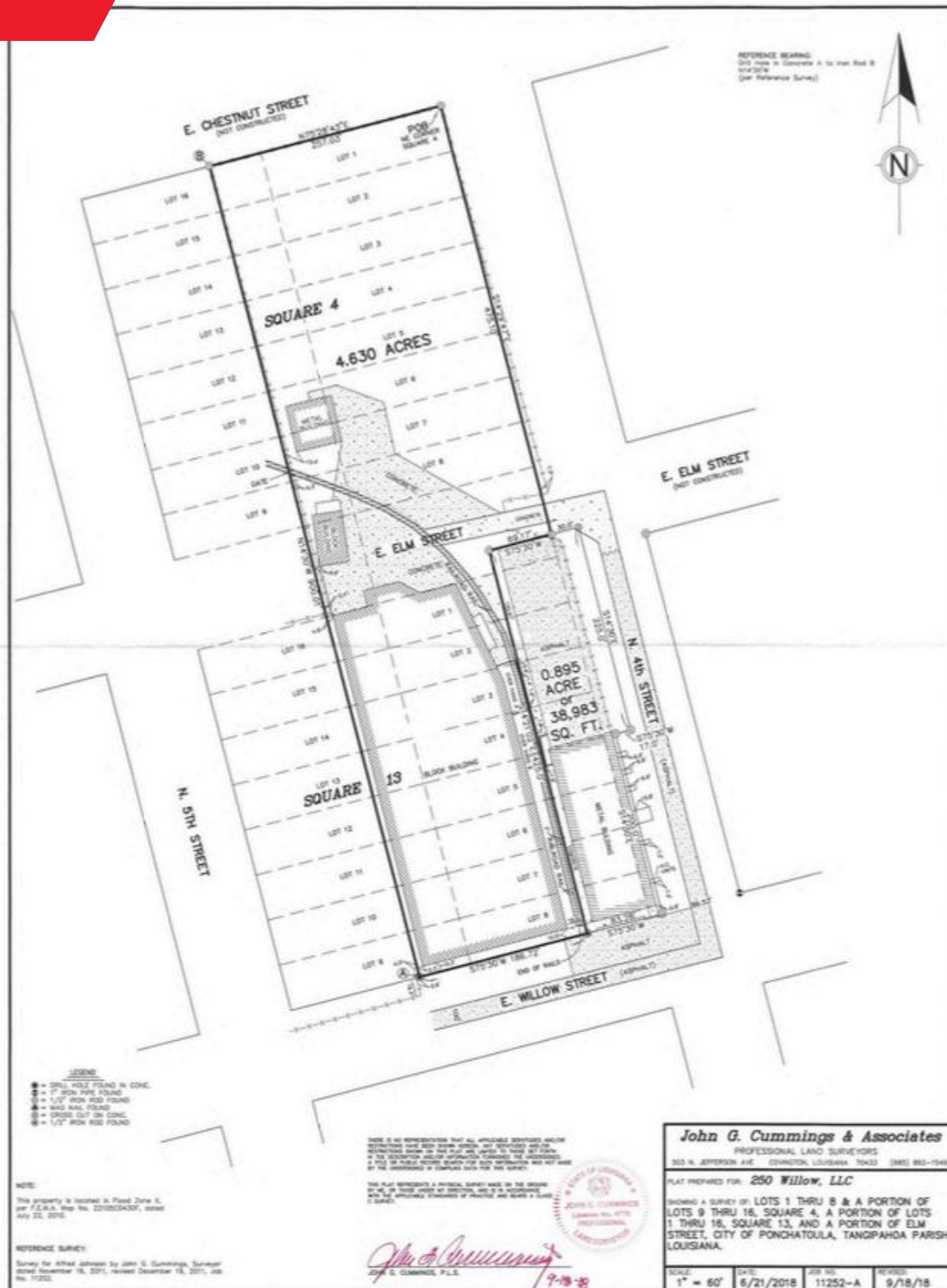
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Ponchatoula, Louisiana

Proposed
Demo Plan

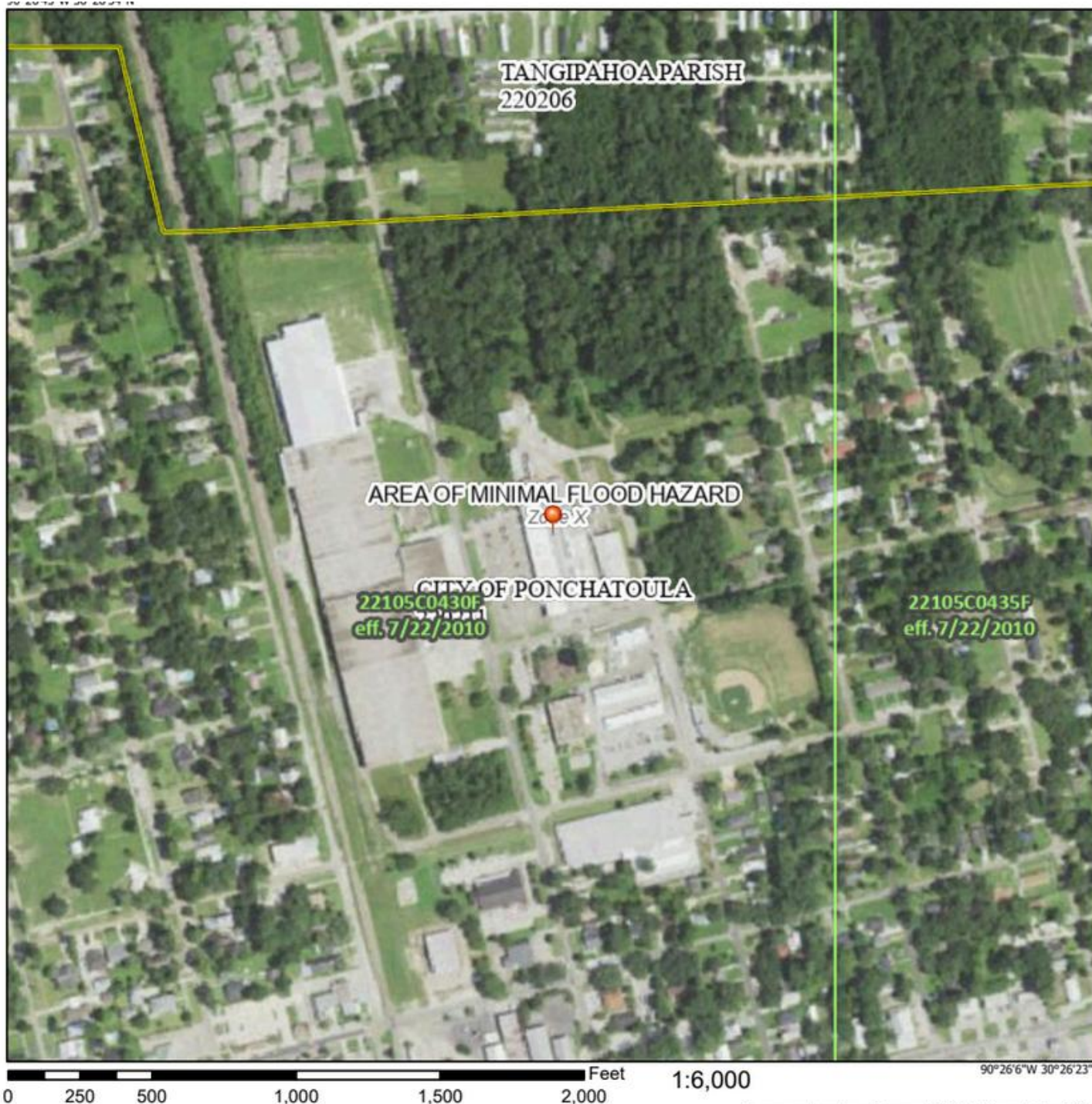
2022.14

ad101

SURVEY



FLOOD MAP



SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.8 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/26/2026 at 2:52 PM and does not reflect changes or amendments subsequent to this data and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

POI MAP



Tenant Directory

National / publicly-traded brands (●)

- 1 Walmart Supercenter — 1331 US-51 · anchor
- 2 Subway — 1331 Hwy 51
- 3 Sonic Drive-In — 753 W Pine St
- 4 Burger King — 910 W Pine St
- 5 Wendy's — W Pine St
- 6 Domino's — 570 W Pine St
- 7 AutoZone — 555 W Pine St
- 8 Dollar General — 119 W Pine St
- 9 Dollar General — 15385 Hwy 22 (I-55)
- 10 Family Dollar — 10257 Hwy 22
- 11 Circle K — 15389 Hwy 22 (I-55)
- 12 Shell — 10235 Hwy 22
- 13 FedEx (at Dollar General) — 19306 Hwy 22

Major local businesses, est. \$1M+ (■)

- 14 Rouses Market #57 — 145 Berryland Shpg Ctr · grocery
- 15 Gateway Ford — 1133 Hwy 51 · new-car dealer
- 16 Berryland Motors — 204 E Pine St · auto dealer
- 17 Northlake Auto — 27066 Hwy 22 · auto dealer
- 18 DSLD Homes — Island Trace (W side / I-55) · homebuilder
- 19 Ace Hardware — 510 W Pine St · hardware

Category colors

- Big-box anchor
- QSR / fast food
- Auto parts
- Major local business (\$1M+)
- Dollar / discount
- Fuel / convenience
- Shipping
- ★ Subject site

matic trade-area map; marker placement is corridor-level (approximate), not survey-grade. Brands verified via web listings, June 2025.

+ revenue* for local businesses is an estimate based on business type/footprint (auto dealers, grocery, homebuilder, hardware) — not audited figures. Nearly all tenants fall within ~2 miles of the subject.

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CONTACT DETAILS

For bookings and viewings

The information provided herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the information. References to square footage, age, or any other details are approximate and subject to errors, omissions, or changes. It is the buyer's responsibility to independently verify the information and bear all risks associated with any inaccuracies. We do not guarantee, warranty, or represent the accuracy, suitability, or performance of the property. Any projections, opinions, assumptions, or estimates are provided for illustrative purposes only and should not be considered as indicators of current or future property performance. The value of this transaction is contingent upon various factors, including tax considerations, which should be assessed by your own tax, financial, and legal advisors. Prior to making any decisions, you and your advisors should conduct a thorough and independent investigation to ensure the property's suitability for your specific needs. Bridgewater Realty Advisors is a Real Estate Brokerage licensed in the State of Louisiana, U.S.A.



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