



FOR SALE

OFFERING MEMORANDUM

200 James Drive West

St. Rose, Louisiana 70087 · Metropolitan New Orleans

±15,135 SF Flex / Industrial Building on ±1.56 Acres

\$1,690,000

Executive Summary

200 James Drive West is a well-located flex / industrial building in the sought-after James Business Park submarket of St. Rose, Louisiana. This property is less than half finished office and a higher percentage of clear-span warehouse, the property is equally suited to a distribution operator or a light-manufacturing user — a rare combination in a market at historically low industrial vacancy.

- ±15,135 SF under roof plus a bonus mezzanine level
- High eave height — unusual for a building this size
- ±25,000 SF of surplus land for future expansion
- Back-of-park PUD location allows industrial-intensive uses



Aerial — subject property, James Business Park, St. Rose

\$1,690,000

LIST PRICE

±15,135 SF

BUILDING (UNDER ROOF)

±1.56 Acres

TOTAL SITE (2 LOTS)

≈ \$112 / SF

PRICE PER BUILDING SF

Building & Site Specifications

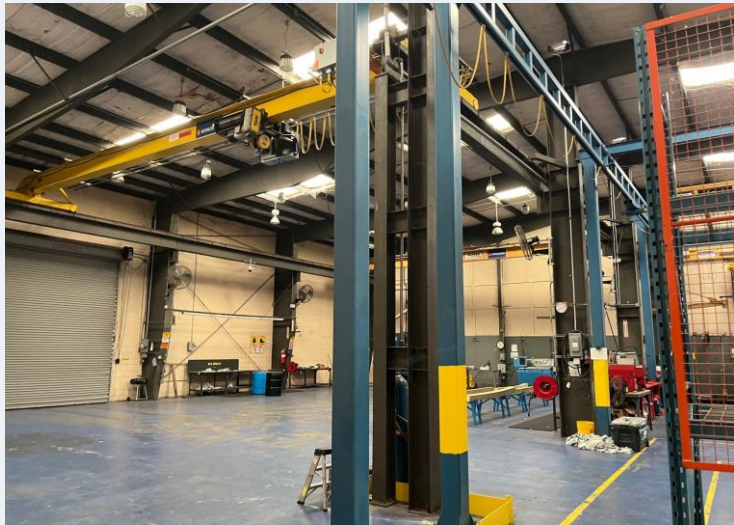
ADDRESS	200 James Drive West, St. Rose, LA 70087
PARISH / MARKET	St. Charles Parish — James Business Park
TOTAL SITE	±1.56 Acres* (±67,954 SF*) — two lots of record
BUILDING (UNDER ROOF)	±15,135 SF* footprint + bonus mezzanine
OFFICE AREA	±6,135 SF* finished office
WAREHOUSE AREA	±9,000 SF* clear-span warehouse
OVERHEAD HANDLING	Bridge crane + Gorbel 4,000-lb jib cranes
LOADING / ACCESS	Grade-level roll-up doors; high eave height
SURPLUS LAND	±25,000* SF — est. expandable bldg. sq.ft. ±10,000–15,000
ZONING	James Business Park PUD (industrial-intensive)
DISCLAIMERS	() All area calculations were generated from external sources and are not guaranteed. No plans or surveys exist. Interested parties will need to verify calculations independently

PRICED TO SELL @: **\$1,690,000**

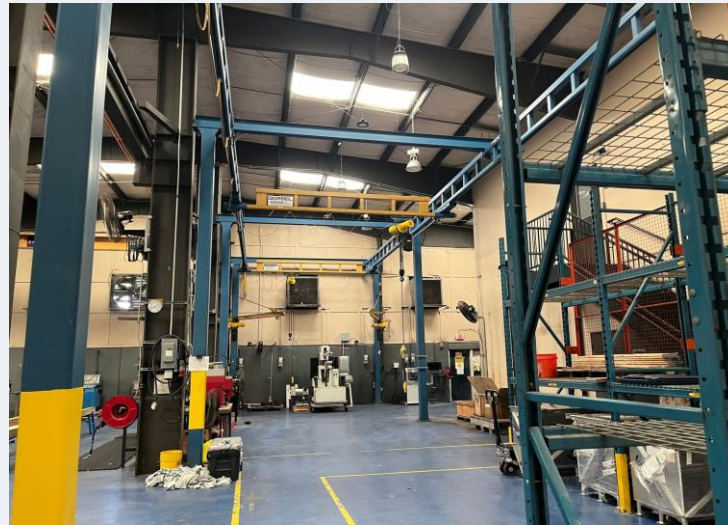


Warehouse for Distribution or Manufacturing

Clear-span warehouse with in-place overhead material handling — a turnkey envelope for a light-manufacturing, fabrication, or distribution user.



Overhead bridge crane system



Gorbel 4,000-lb jib cranes & racking



Grade-level roll-up door & high bay



Light Manufacturing

Cranes, high bay & power for fabrication



Distribution Ready

Grade-level loading and open floor plate



High Eave Height

Tall clear height, rare for this size



Bonus Mezzanine

Second-floor area NOT included overall square foot (area) calculations.

Finished Office & Employee Amenities

Class A office space is attached and has been updated and renovated in recent years. Fully air-conditioned office and support space — multiple private offices with windows, a full break room, work/print room and reception along with conference, storage, I.T., and bull pen areas.



Private, window offices



Full break room + AED



Dedicated work / print room



Finished reception lobby



Private Office



Reception Lobby

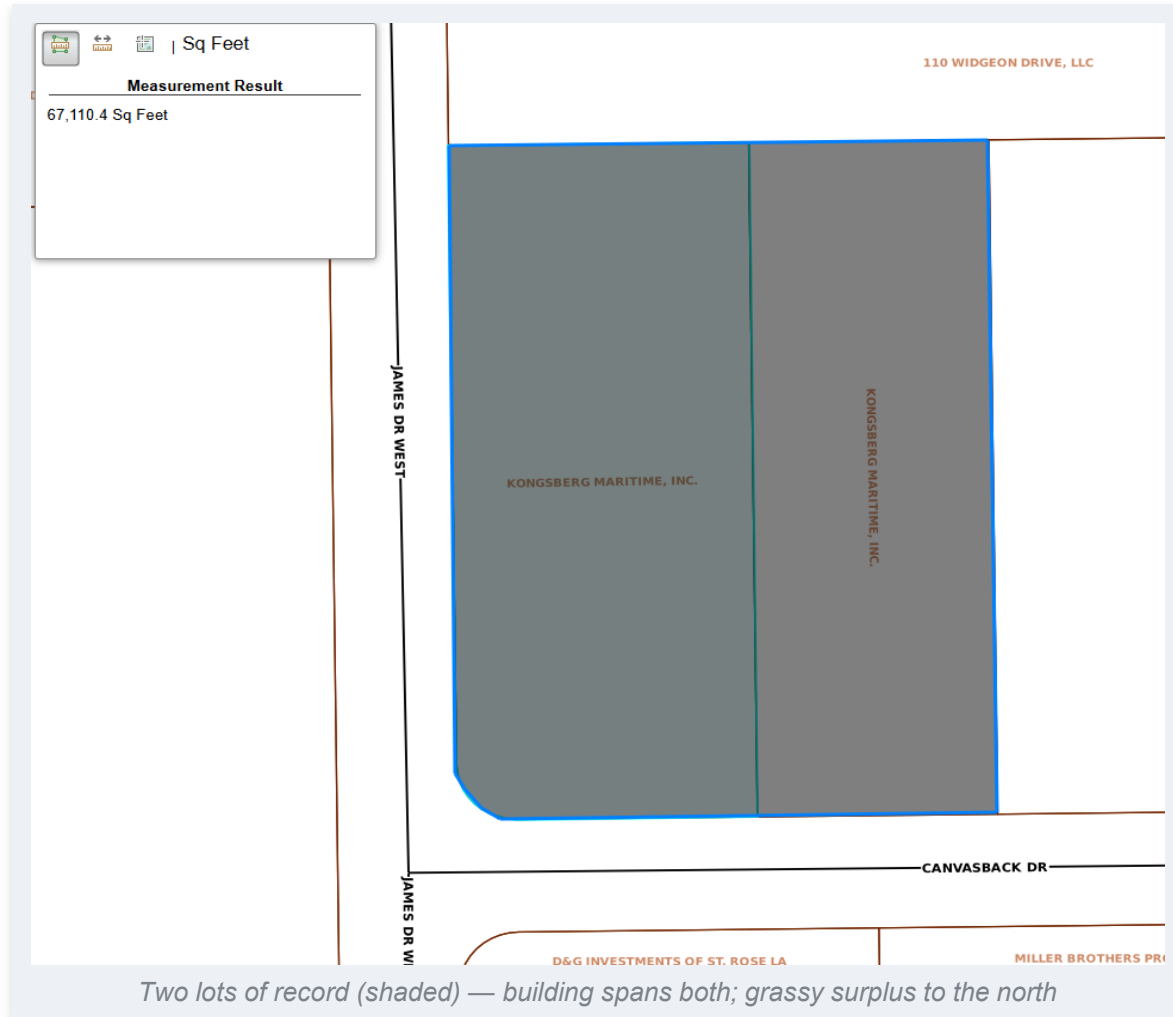


Break Room



Work / Print Room

Surplus Land for Future Expansion



±25,000 SF of grassy surplus land on the north side

■ **±1.56 acres across two contiguous lots of record**

≈300 ft deep off Canvasback Dr. with ≈226 ft of combined width.

■ **Room to grow**

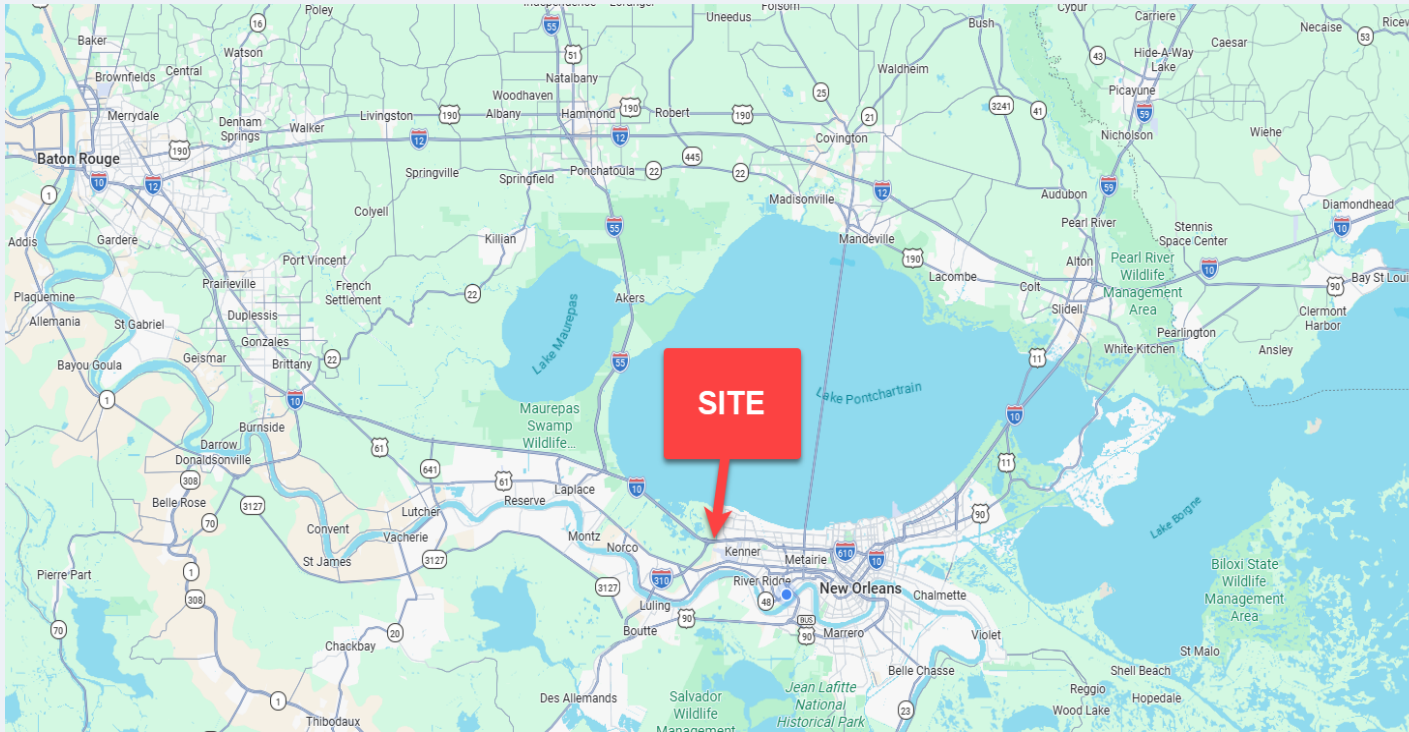
The unimproved north yard supports an estimated ±10,000–15,000 SF of additional building.

■ **Back-of-park flexibility**

The PUD permits more industrial-intensive uses here than at the front of the park — matching current demand.

LOCATION

Located in Metropolitan New Orleans St. Rose, LA (St. Charles Parish)



The west side of the 'Eastbank' of Metro New Orleans is the preferred side of town due primarily to connectivity via I-10 and US 90 to Baton Rouge and Houma respectively and St. Charles Parish's low crime rates with no (zero) murders recorded in 2025, 30 year overall low crime and record low thefts.

CONNECTIVITY



Louis Armstrong New Orleans Int'l Airport (MSY)

Minutes away in adjacent Kenner



Interstates I-310 & I-10 & I-55

Immediate regional and interstate access



US-61 / Airline Highway corridor

Direct east-west surface route



Port of South LA & Port of New Orleans

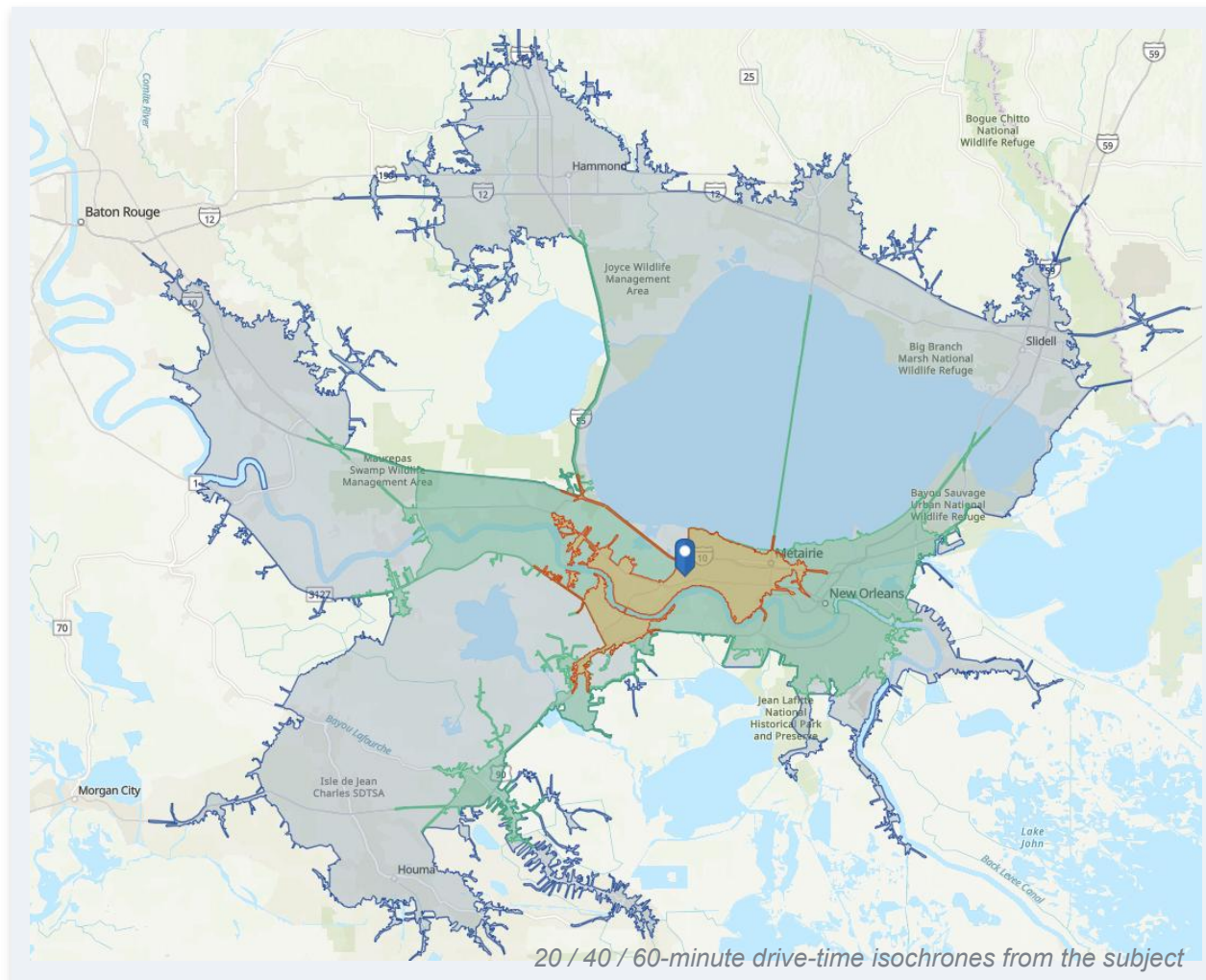
Two of the nation's largest port complexes



St. Charles Parish

Pro-business industrial parish, west of the city

60-Minute Reach: (20/40/60 Minute Drive Times)



Metropolitan Statistical Areas within a 60-minute drive



Residents reachable within 60 minutes

AREA MAJOR METROS:

- New Orleans – Metairie/Kenner (Orleans, Jeff & Saints Parishes)
- Baton Rouge/Gonzales/Geismar (W.B.R., & Ascension Parishes)
- Hammond (Tangipahoa Parish)
- Houma – Thibodaux (Terrebonne & Lafource Parishes)
- “New” Separately Created MSA of: Mandeville, Convington, Slidell (St. Tammany Parish)

New Orleans Industrial Market

Economix Atlas

Predictive Intelligence for Metropolitan & Commercial Real Estate Markets

Updated Q2 2026

Industrial

CURRENT MARKET CONDITIONS

VACANCY	NET ABSORPTION	ASKING RENT	RENT GROWTH	CAP RATE
4.6%	-121K 12 Mo	\$6.74 \$/SF/Yr	+2.7% YoY	7.0%*

12-MONTH FORECAST

	Baseline
Vacancy	2.0%
Net Absorp. (SF)	+2.6M
New Supply (SF)	No active pipeline
Rent (\$/SF)	\$7.07
Rent Growth (YoY)	+5.0%
Cap Rate	7.3%

Net absorption is negative at -121K SF, indicating contracting occupancy. Rent growth (2.7% YoY) is well above the U.S. average of 0.6%. Cap rates (7.0%) are above the U.S. average of 4.3%, reflecting lower property values.

Baseline Outlook: absorption strengthening (+2757K SF), rents rising (+5.0%), and property values softening (cap rates expanding +0.3 bps).

Why the fundamentals favor a user-buyer

■ Historically tight vacancy

The metro industrial market has run at 40-year historic lows in vacancy, keeping quality space scarce. Further scarce is similar product being offered for sale!

■ Little new supply

A wide gap between in-place rents (≈\$8–10/SF) and the ≈\$12–16/SF needed to justify new construction means almost no new pipeline of any similar type of product being spec-built.

■ Replacement-cost advantage

Buying existing flex space well below new-build cost is compelling versus waiting on ground-up development. New construction costs would easily be double the asking price not counting the surplus land.

■ Durable flex demand

Combined office + industrial 'flex' product remains one of the most liquid and versatile asset types in the market.

Market statistics: Moody's Analytics / Economix Atlas, Q2 2026. Cap-rate figure is a market indicator, not an offering rate. Economix Atlas is an exclusive proprietary product of CCIM Tech's - INTELLITSITE.COM.



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