

For Lease



1904 Engineers Road, Belle Chasse, LA 70037

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|---|------------------|
| Building: 6,660 Square Feet | Eave Height: 16' |
| Office: 900 Square Feet | Skylights: No |
| Construction: Brick, Block & Metal | Sprinkler: No |
| Parking: 12 Spaces | Yard Area: Yes |
| Loading: (1) 14'x14' Ground Door, (1) 10'x12' Dock Doors (truck well) | |

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|----------------------|---|
| Lease Price: | \$3,535.35 per mo. (\$6.37 psf) Net |
| 2025 Taxes: | \$3,650.22 – (\$304.19 per mo.)_ \$0.55 psf |
| 2025-26 Insurance: | \$9,645.67 – (\$803.81 per mo.) \$1.45 psf |
| CAM: | \$3,185.00 – (\$265.42 per mo.) \$.48 psf |
| TOTAL PER MO. | \$4,908.77 |

Further Information:

Randall Walker, SIOR
The Industrial Group
1504 L & A Road
Metairie, LA 70001
(504) 832-8012
Randall@igreal.com

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