



INDUSTRIAL PROPERTY FOR SALE

# RESERVE INDUSTRIAL

370 Railroad Ave, Reserve, LA



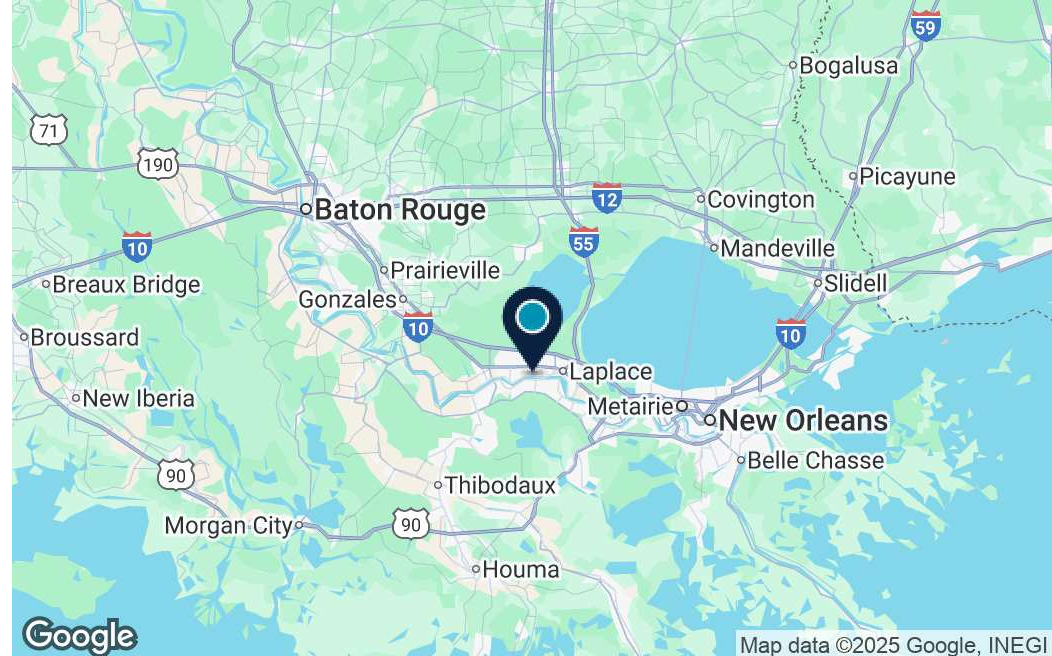
**Michael Corchiani**

504.377.9268  
mcorchiani@srsa-realestate.com

**Nicholas Corchiani**

504.676.7015  
nicholas@srsa-realestate.com





## PROPERTY DESCRIPTION

This versatile 6,000 sq ft industrial warehouse is strategically located in Reserve, Louisiana, offering exceptional access between Baton Rouge and New Orleans. The warehouse was reskinned in 2023 and features a new roof installed in 2019, offering modern durability and reduced maintenance concerns. Situated near the Port of South Louisiana and with proximity to major transportation routes including Airline Highway and I-10, this property is ideal for a range of commercial and industrial applications. 4,500 SF +/- of warehouse space and 1,500 SF +/- of office space, this property is well-positioned for immediate use or further customization to meet your business needs. Don't miss out on this opportunity to secure a functional and upgraded industrial space in one of South Louisiana's most strategic logistics corridors.

## PROPERTY HIGHLIGHTS

- Two roll-up doors: Front door: 16' x 16' | Rear door: 16' x 10'
- 18-ft eave height, accommodating a wide range of industrial equipment and storage requirements
- Excellent ingress and egress for truck and trailer access
- Flexible layout suitable for distribution, light manufacturing, storage, or service operations

## OFFERING SUMMARY

Sale Price:	\$540,000
Lot Size:	43,972 SF
Building Size:	6,000 SF



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## DEMOGRAPHICS (DRIVE TIME)

INDICATORS	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	3,868	15,440	34,628
DAYTIME POPULATION	4,722	18,692	36,008
TOTAL HOUSEHOLDS	1,626	5,831	13,143
MEDIAN HH INCOME	\$54,841	\$54,769	\$61,163
TOTAL BUSINESSES	147	629	1,336



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# Customer Information Form

What Customers Need to Know When Working with Real Estate Brokers or Licensees

*This document describes the various types of agency relationships that can exist in real estate transactions.*

**AGENCY** means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

**DESIGNATED AGENCY** means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

**DUAL AGENCY** means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

**CONFIDENTIAL INFORMATION** means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.



AgencyForm Rev. 05/21

Buyer/Lessee:

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Licensee: \_\_\_\_\_

Date: \_\_\_\_\_

Seller/Lessor:

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Licensee: \_\_\_\_\_

Date: \_\_\_\_\_



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