



# NET LEASED SINGLE TENANT INDUSTRIAL PROPERTY FOR SALE

## 2820 WEST AIRLINE HWY | LAPLACE, LA



### LOCATION

Situated along north side of the primary commercial corridor, just east of St. John High School and a mile or so west of Belle Terre Blvd. (exit off Interstate 10).

### SITE

98,893 SF (2.27 acres) of ground, zoned C-3 (Highway Commercial District); designated as Lot Z-6, Belle Point Subdivision, St. John the Baptist Parish, LA

### BUILDING

An approximate 15,000 SF (50' x 100'), ground level industrial building containing 3,700 SF of office area in front and 11,300 SF of shop and warehouse rearward.

### SALE

\$2,250,000

### CONSTRUCTION

Building was completely rebuilt in 2018, only retaining heavy capacity concrete slab and red structural steel that was recoated... all other components are new. Roof was replaced in 2021 after storm event Ida. Frame height is 22', building is completely insulated & climate controlled, and the warehouse is divided into two areas, containing various clean & work rooms. Equipped with a 10- bridge with two, 5-ton cranes, 4-ton bridge with 2, one-ton cranes, 2-ton freestanding post jibs & various one-ton frame jibs

### TENANT LEASE

Presently leased to OTC Industrial Technologies/Allied Sales & Service through March 31, 2029, under a net lease. Annual rental revenue effective April 1, 2026 is \$175,800 with CPI increases at each subsequent anniversary. Tenant has a 5-year renewal option at same rental subject to CPI increases. Potential to expand building for long term lease.

Max J. Derbes, Inc.  
REALTORS ■

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