149 WOODLAND DR

LAPLACE, LA

USER/INVESTMENT PROPERTY OPPORTUNITY



FOR SALE

Office/Warehouse Property

$11,500/MONTH (IND. GROSS)

LEASE RATE

$1,250,000

PRICED AT



AARON CROSS

Phone: (504) 400-1953
Email: crossconnect4@charter.net

APC REALTY,L.L.C.

COMMERCIAL AND INVESTMENT REAL ESTATE

Phone: 985-651-0606
Address: 70452 Hwy 21, Ste 200, Covington, LA 70433

Property Overview

Location

The former Veolia, Clean Harbors location for the previous 22 years is located just south of I-10/I-55 interchange, and just west of US Highway 51, on Woodland Drive in St. John the Baptist Parish, LaPlace, Louisiana.

Site

The site contains 2.5 acres of I-1 zoned acres of which approximately .5 acres is improved and has concrete parking for 27 cars while the yard area of approximately 2 acres is gated, fenced and surfaced with limestone. In 2025 the entire yard was resurfaced with 540 tons (30 loads) of limestone.

Building

The footprint of the building is 12,000 Sq. Ft. built in two stages. The first stage built in 2004, was originally 1,800 Sq. Ft. of office and 4,200 Sq. Ft. of shop area. This was initially occupied by the first tenant, Onyx Industrial services.

Onyx was purchased by Veolia Industrial Services and in 2010, the addition of 6,000 Sq. Ft. along with the conversion of the original building was completed. The original shop area was converted into office and the second story of the new office space was built out.

The 12,000 Sq. Ft. ground level building shell has 20'+ eave height containing 7,300 Sq. Ft. of 1st floor office space, 2,900 Sq. Ft. of 2nd floor office space, 4,200 Sq. Ft. of warehouse (shop area) and 4,200 Sq. Ft. of mezzanine storage.

There are four-16" high by 14.5" wide overhead truck doors.

Office Finishes

Office finishes include ceramic tile, marble, vinyl, painted drywall walls and acoustical tile ceilings.

Lease

There is a one year lease with Transdev Services, Inc. They occupy 3 offices in the shop side of the building along with 10 parking spaces in the front yard area. Transdev is a free transportation for the elderly and disabled. Transdev has been a tenant for over a decade and intends on remaining if the future owner agrees.



EXTERIOR PHOTOS



ENTRANCE ALONG WOODLAND



REAR VIEW LOOKING NORTH



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EXTERIOR PHOTOS



SHOP LOOKING EAST



CONCRETE PADS IN SE CORNER



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INTERIOR PHOTOS



SHOP AREA



SHOP AREA



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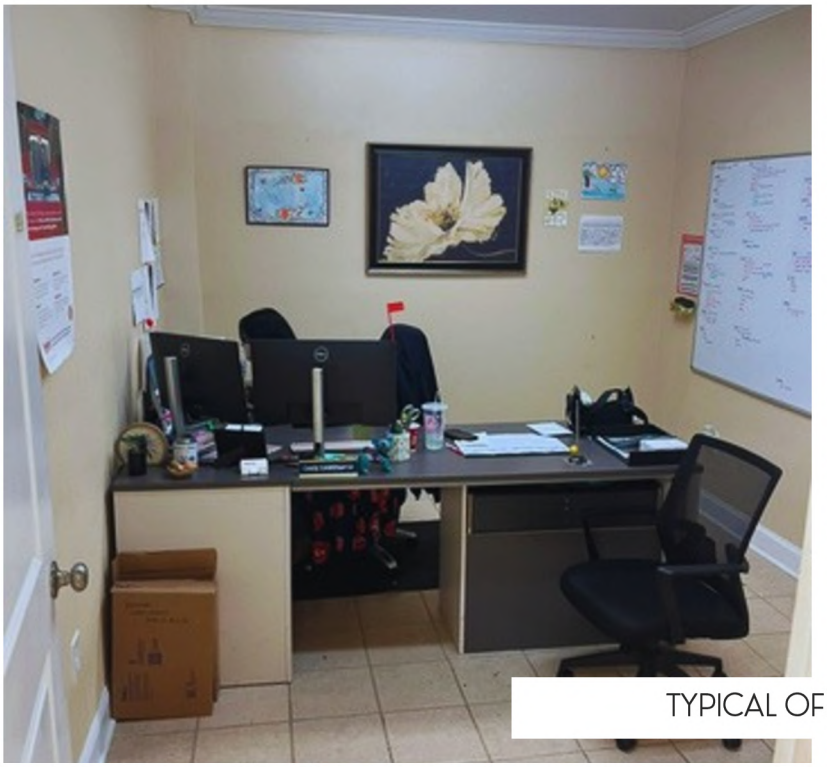
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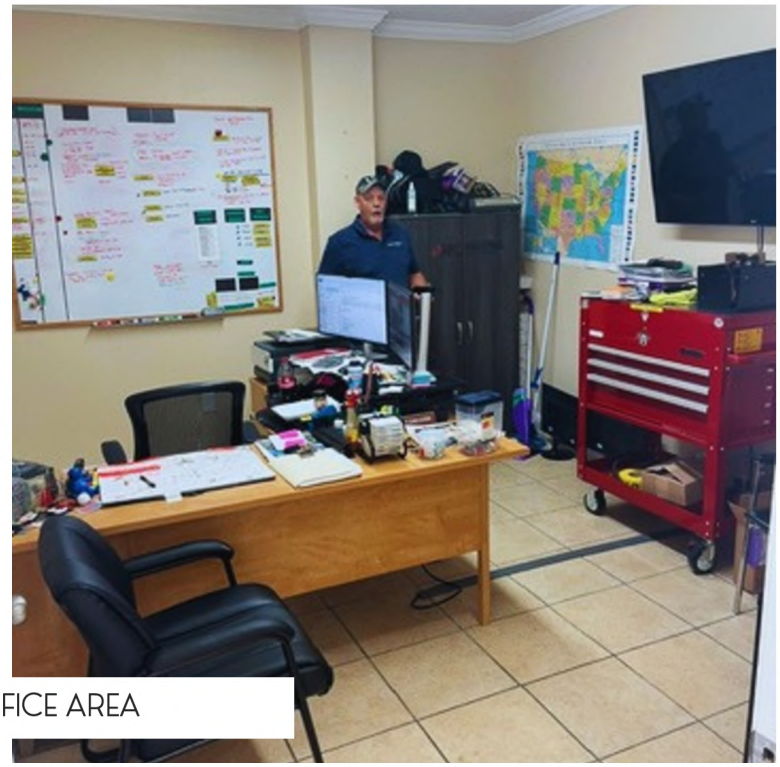
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INTERIOR PHOTOS



CONFERENCE ROOM





TYPICAL OFFICE AREA



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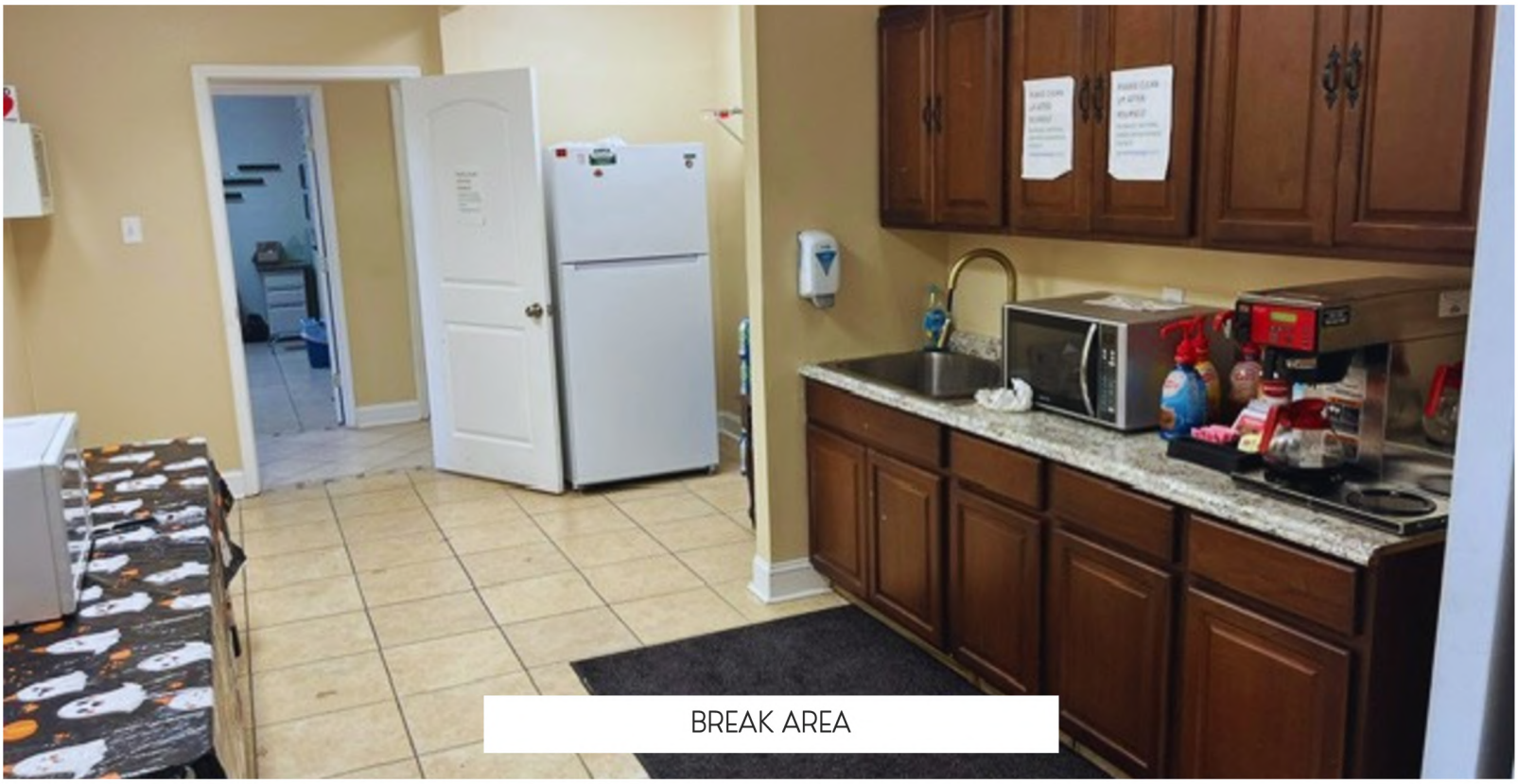
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INTERIOR PHOTOS



BREAK AREA



BATHROOM



HALLWAY BETWEEN BUILDINGS



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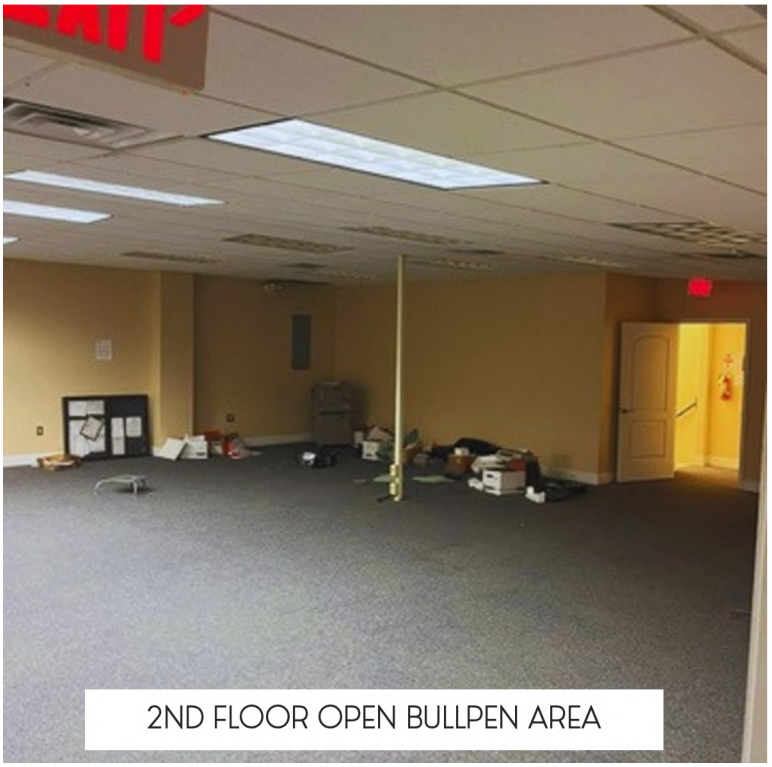
INTERIOR PHOTOS



OFFICE SPACE (CONVERTED TO STORAGE)



2ND FLOOR MEETING ROOM



2ND FLOOR OPEN BULLPEN AREA



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AERIAL VIEW





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LOCATION MAP



Quick Access to I-10/I-55 Interchange

Convenient to US Highway 51

Located in St. John the Baptist Parish



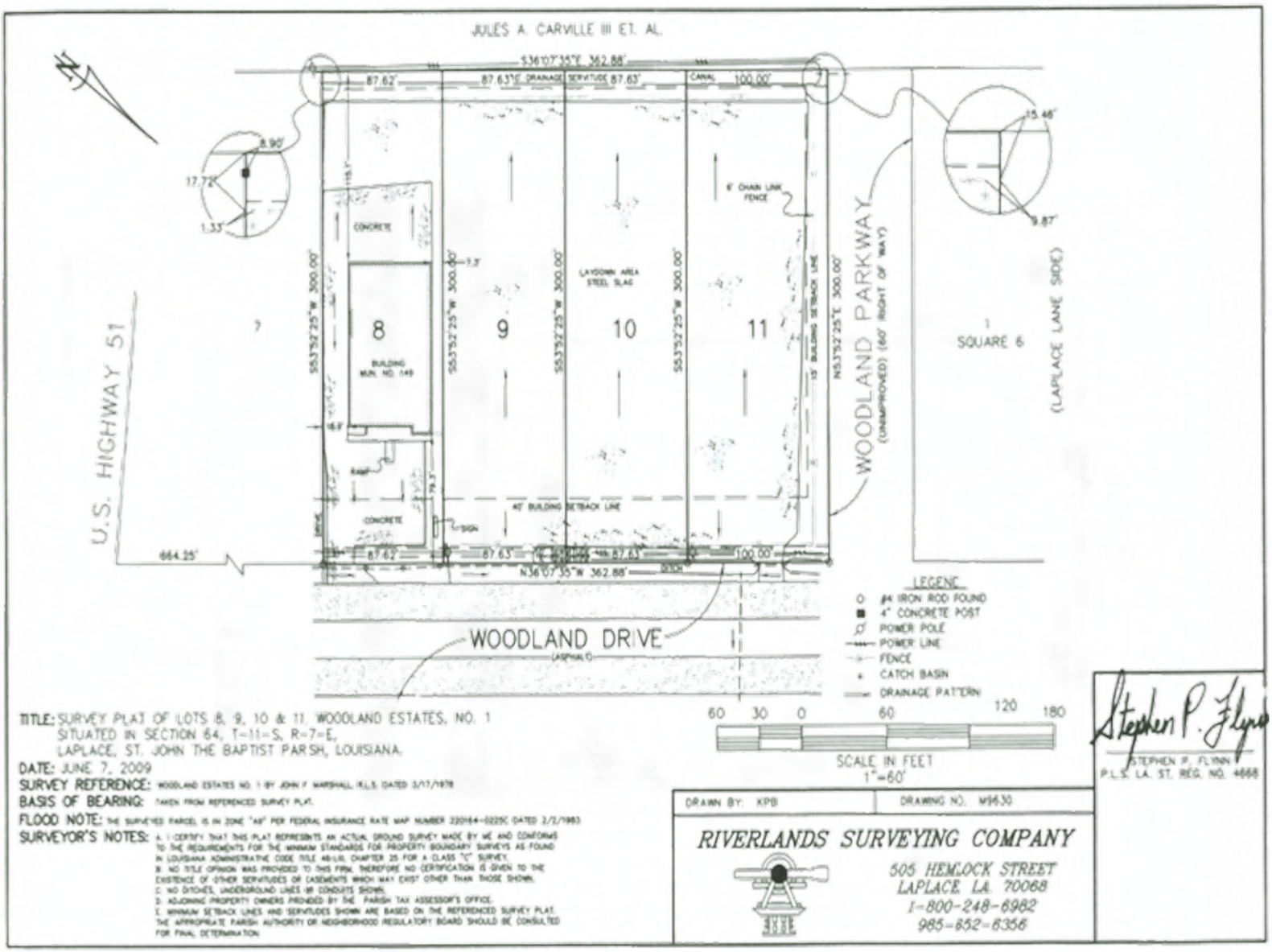
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SURVEY



TITLE: SURVEY PLAT OF LOTS 8, 9, 10 & 11, WOODLAND ESTATES, NO. 1
SITUATED IN SECTION 64, T-11-S, R-7-E,
LAPLACE, ST. JOHN THE BAPTIST PARISH, LOUISIANA.

DATE: JUNE 7, 2009

SURVEY REFERENCE: WOODLAND ESTATES NO. 1 BY JOHN F. MARSHALL, R.L.S. DATED 3/17/1978

BASIS OF BEARING: TAKEN FROM REFERENCED SURVEY PLAT.

FLOOD NOTE: THE SURVEYED PARCEL IS IN ZONE "AE" PER FEDERAL INSURANCE RATE MAP NUMBER 220164-0225C DATED 2/1/1983.

SURVEYOR'S NOTES:
A. I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME AND CONFORMS TO THE REQUIREMENTS FOR THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS FOUND IN LOUISIANA ADMINISTRATIVE CODE TITLE 46:LXI, CHAPTER 25 FOR A CLASS "C" SURVEY.
B. NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE EXISTENCE OF OTHER SERVITUDES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.
C. NO DITCHES, UNDERGROUND LINES OR CONDUITS SHOWN.
D. ADJOINING PROPERTY OWNERS PROVIDED BY THE PARISH TAX ASSESSOR'S OFFICE.
E. MINIMUM SETBACK LINES AND SERVITUDES SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT. THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED FOR FINAL DETERMINATION.



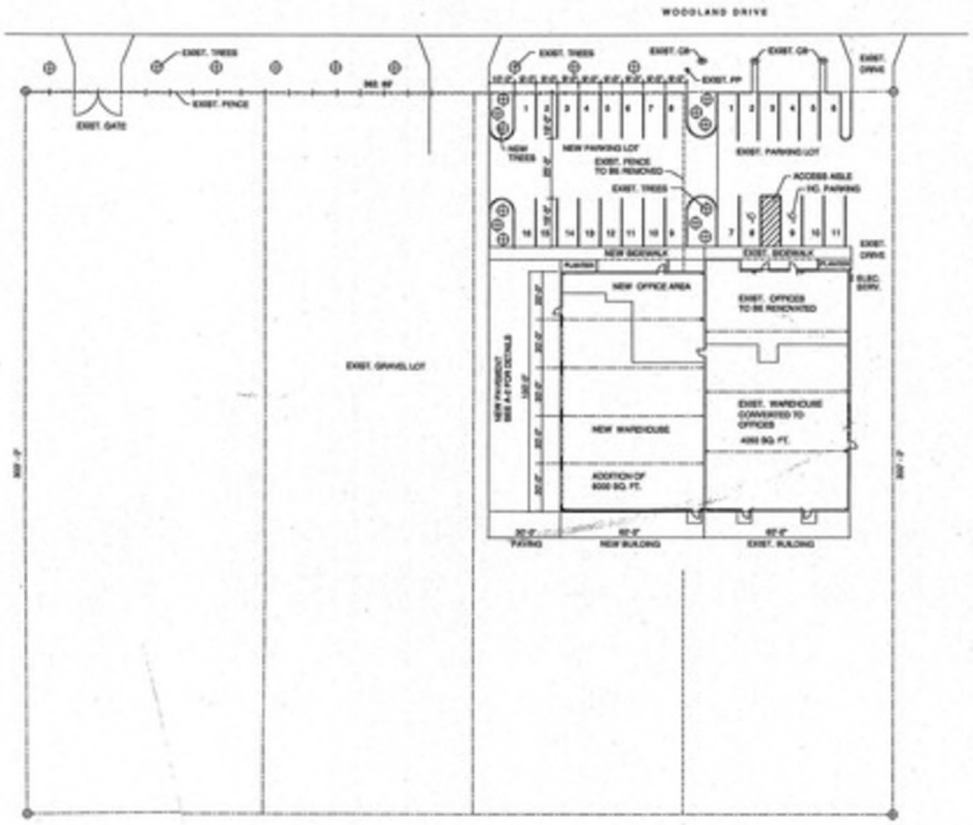
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SITE PLAN

VEOLIA ENVIRONMENTAL SERVICES

OFFICE WAREHOUSE
149 WOODLAND BLVD.
LAPLACE, LOUISIANA



SITE PLAN

PROJECT INFORMATION:

OCCUPANY CLASSIFICATION:
IBC. - BUSINESS, GROUP B
NFPA 101 - BUSINESS, CHAPTER 38

TYPE OF CONSTRUCTION:
IBC. - TYPE IV

SQUARE FOOTAGE:
EXIST. BUILDING 4,150 S.F.
AREA OF RENOVATION 4,100 S.F.
NEW BUILDING 4,000 S.F.
OFFICE AREA 1440 S.F.
WAREHOUSE AREA 4,560 S.F.

AREA OF CONSTRUCTION 10,300 S.F.

INDEX OF DRAWINGS:

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B 0365341
REVIEWED FOR
STATE FIRE MARSHAL
AS PER REVIEW LETTER
BY: F. MICHAEL BABINEAUX

RATLIFF ARCHITECTS
814 MARINERS PLAZA DRIVE
MANDEVILLE, LOUISIANA
(985) 626-6239

OFFICE WAREHOUSE
149 WOODLAND BLVD.
LAPLACE, LOUISIANA

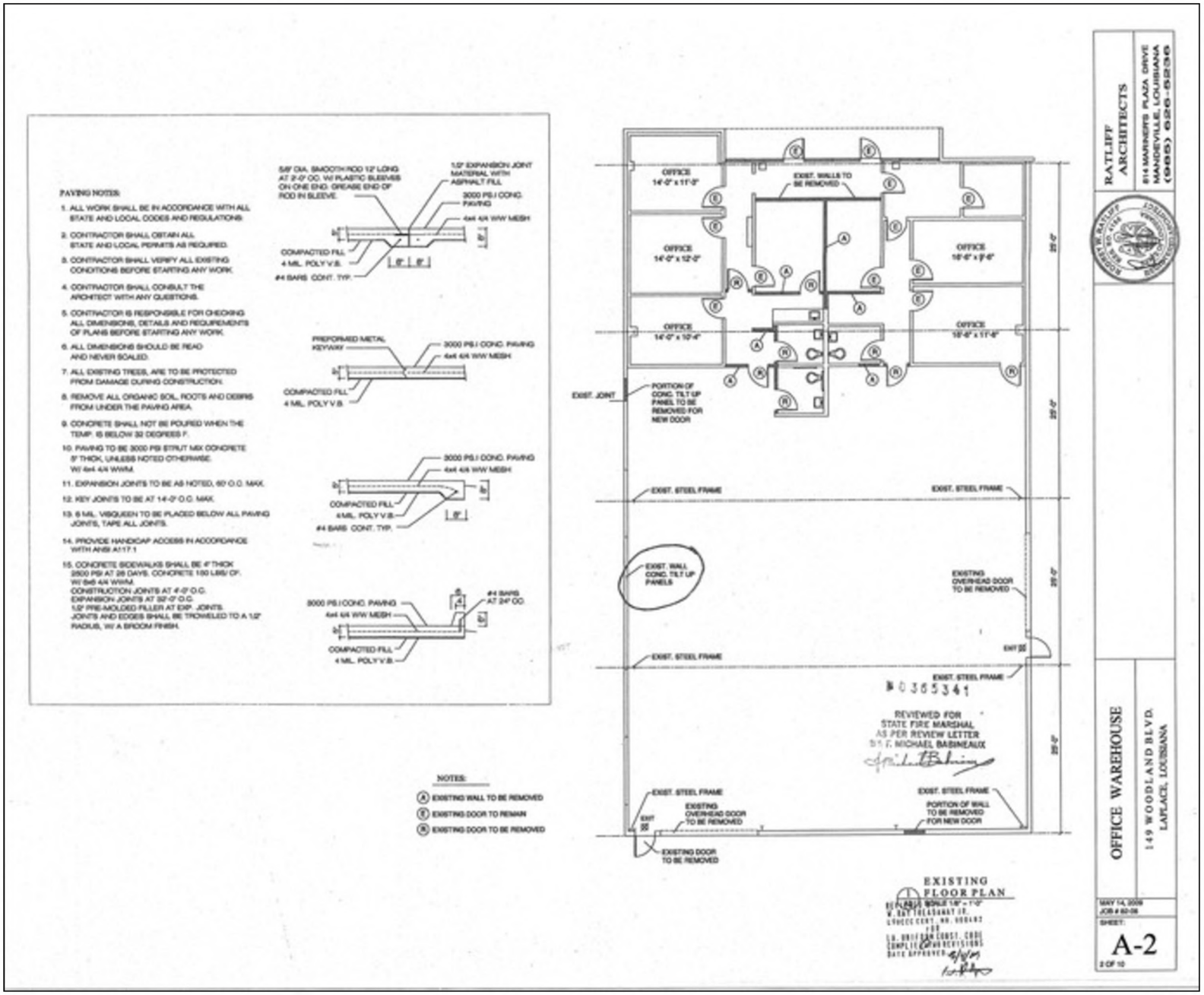
MAY 14, 2008
JOB # 80-08
SHEET:
A-1
1 OF 10



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EXISTING FLOOR PLAN



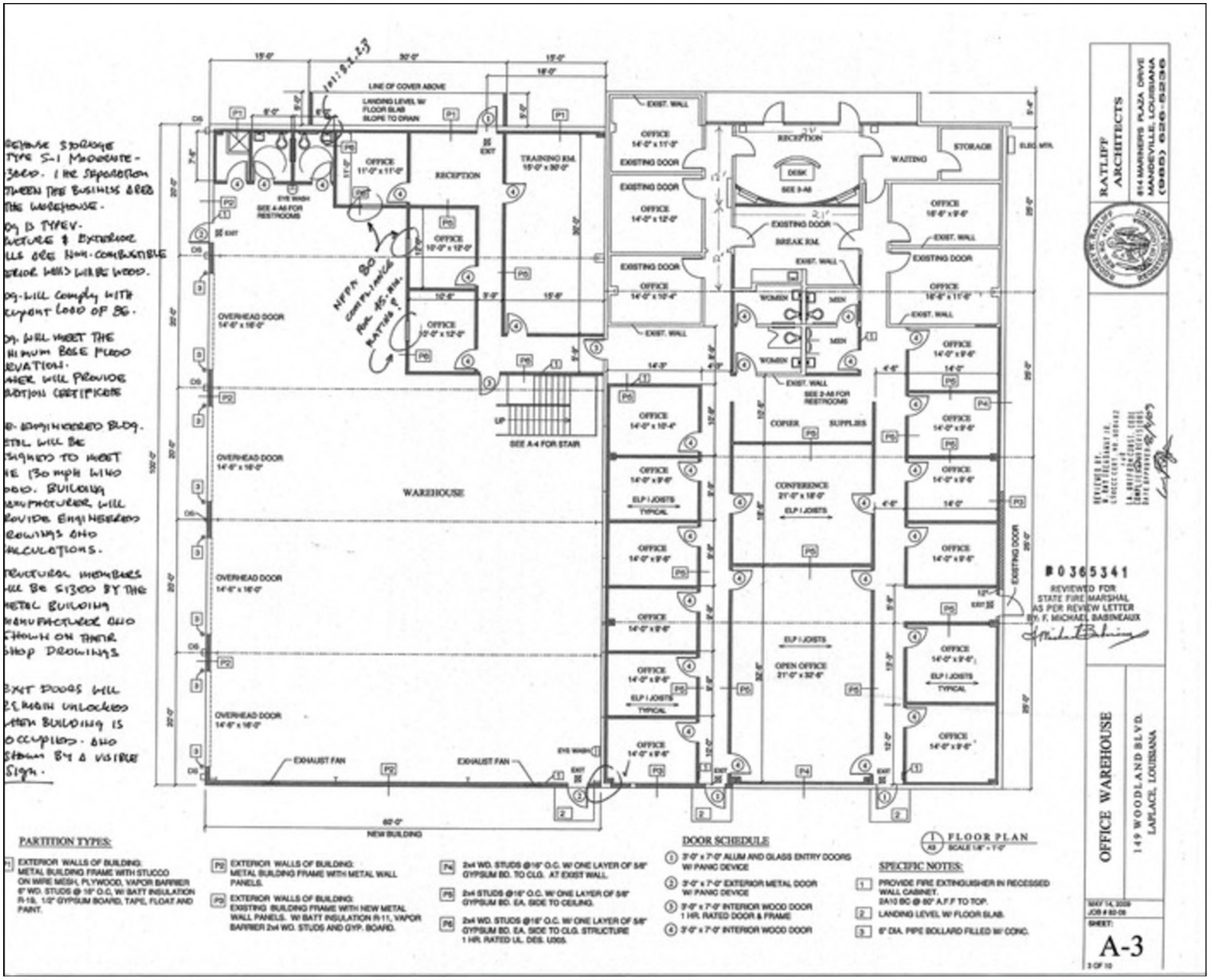


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FLOOR PLAN





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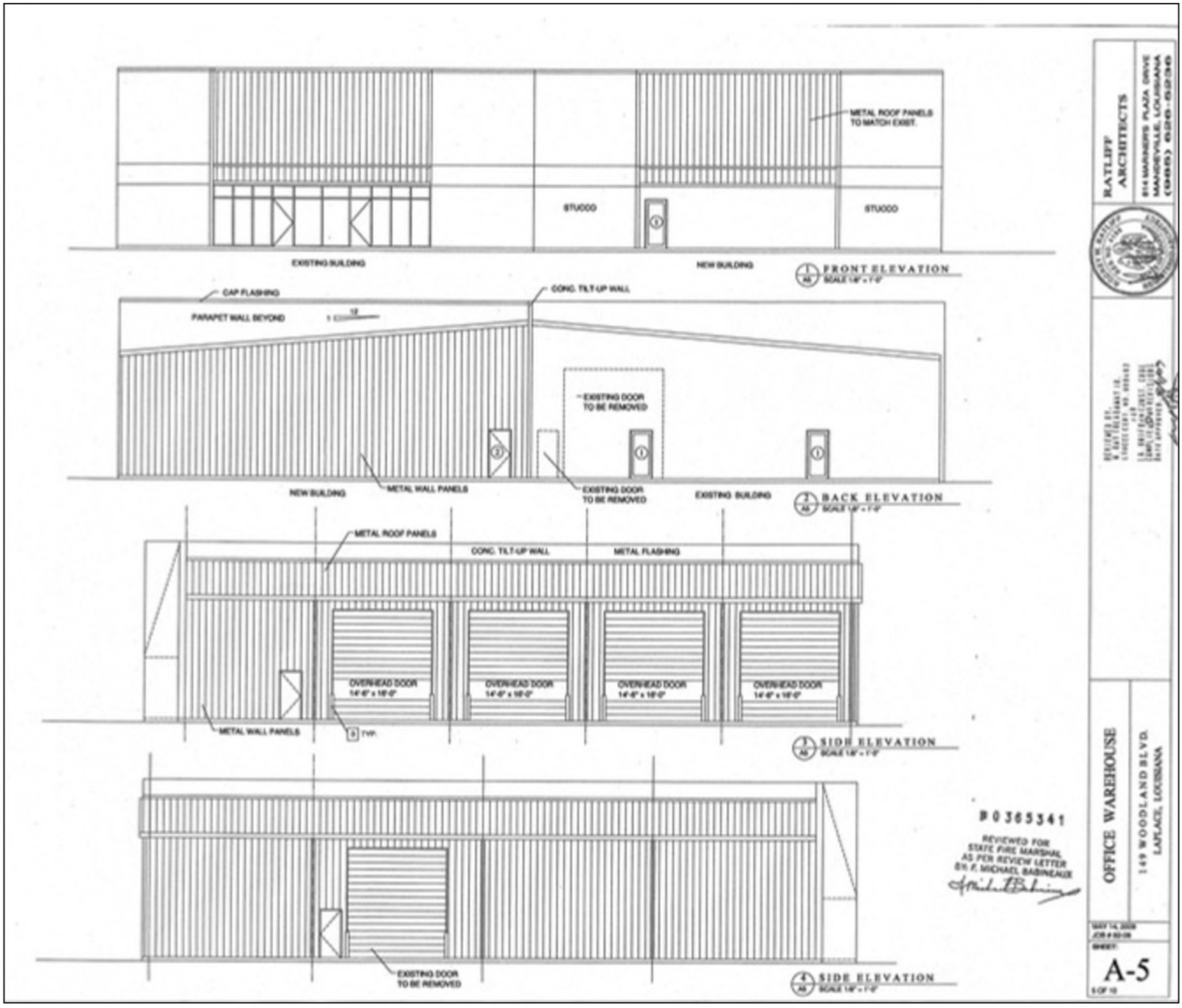
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SIDE ELEVATIONS





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