

**29092 & 29080
KRENTEL ROAD**

LACOMBE, LA

stirling



KRENTEL CORPORATE OFFICE AND WAREHOUSE

KRENTEL ROAD, LACOMBE, LA 70445

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KRENTEL CORPORATE OFFICE AND WAREHOUSE COMPLEX

This exceptional gated industrial and office compound offers a total of 46,459 SF across three distinct buildings, providing unmatched flexibility for owner-users, investors, or tenants. The property can be sold or leased together as a fully integrated business campus, or strategically divided to suit independent operations, with the option to share parking or install privacy fencing to create physical separation between users. Secure gated access, multiple building configurations, and thoughtfully designed layouts make this compound an ideal solution for companies needing a mix of executive office space, warehouse operations, and service or workshop areas.

At the heart of the property is a beautifully finished 19,194 SF modern office building, designed to serve as the command center of a growing business. With multiple office wings, open group rooms, a large event/ballroom space, a full kitchen, and multiple restrooms, this building can accommodate leadership, creative teams, administrative staff, and client meetings all under one roof. Floor-to-ceiling glass throughout provides abundant natural light and a sleek, professional aesthetic. The building also includes outdoor patio space for informal gatherings or breaks, keypad entry for secure access, and gated parking for staff and visitors—creating a comfortable and high-functioning environment for any business.

Directly adjacent and seamlessly connected via the site layout is a 20,161 SF clear-span warehouse, built for operational efficiency. The warehouse features multiple overhead doors, select climate-controlled areas, and a dedicated 2,504 SF office space built into the warehouse itself. This secondary office area is ideal for warehouse management, logistics coordination, or other operations-based personnel who need immediate proximity to the warehouse floor. The functional connection between this office and the warehouse creates a cohesive back-of-house operation, while still allowing the primary 19,194 SF office building to serve executive, administrative, and client-facing functions.

A third, separate 4,600 SF warehouse building sits at the rear of the property and currently operates as a mechanic's shop. It includes multiple private offices, a rear workshop, and restrooms, and is a fully self-contained structure. Depending on how the property is divided, this building can be packaged with either the main office or the primary warehouse to support additional operations, storage, or service work. Its versatility adds significant value whether the property is occupied by one business or configured for multiple users.

One of the most compelling aspects of this compound is its adaptability. As a unified campus, it offers complete synergy between leadership, operations, and service functions. If divided, each portion of the property retains utility, access, and security—with flexible options for shared parking or private separation. Whether for an established company seeking a secure headquarters with room to grow, or for a buyer or investor needing configurable space for multiple operations, this 46,459 SF compound delivers the infrastructure, layout, and quality to support long-term success.

HIGHLIGHTS:

- 46,459 SF Total
- 3 Buildings
- 19,194 SF Office
- 22,665 SF Flex Warehouse
- 4,600 SF Shop Warehouse
- Gated Parking

SALE OFFERING:

- \$4,975,000

LEASE OFFERING:

- \$12.00 PSF



KRENTEL ROAD CORPORATE OFFICE

PROPERTY OVERVIEW

Discover an exceptional opportunity to occupy or invest in this 19,194 SF modern office building, designed to accommodate a wide range of business needs. Featuring multiple office wings and group rooms, the layout is ideal for a single large company or multiple smaller tenants seeking a collaborative and flexible workspace plus a separate 4,600 SF warehouse building ideal for a mechanic's shop or additional operations.

This thoughtfully designed property includes a spacious kitchen area, multiple restroom locations, and a large event room—perfect for hosting events, meetings, or team gatherings. The floor-to-ceiling glass walls throughout the building create an open, modern aesthetic along with the fixtures and color scheme.

Outdoor amenities include a welcoming patio space for informal gatherings or breaks, and gated parking ensures added security and convenience for staff and visitors alike. With modern finishes, high-end amenities, and secure access, this building is move-in ready for a wide variety of businesses looking to thrive in a stylish, functional environment and the secondary warehouse serves as a mechanic shop, complete with multiple offices, a rear workshop, and restrooms, offering a self-contained space for service work or additional storage needs.

HIGHLIGHTS

- 19,194 SF Office Building – Ideal for large companies or multi-tenant configurations
- Multiple Group Rooms & Office Wings – Flexible for a variety of business needs
- Large Kitchen Area – Perfect for staff and team gatherings
- Multiple Restroom Locations – Conveniently situated throughout the building
- Ballroom Space – Ideal for events, meetings, or conferences
- Outdoor Patio – Great for breaks or informal gatherings
- Gated Parking – Secure access for staff and visitors
- Keypad Entry Access – Modern, secure entry system for added safety
- Security Features – Gated access, secure building, and controlled entry points
- Floor-to-Ceiling Glass Offices – Abundant natural light and modern design
- Modern Finishes & Amenities – High-end, move-in ready workspace
- Separate 4,600 SF Warehouse – Perfect for service shop use



CORPORATE OFFICE INTERIOR PHOTOS





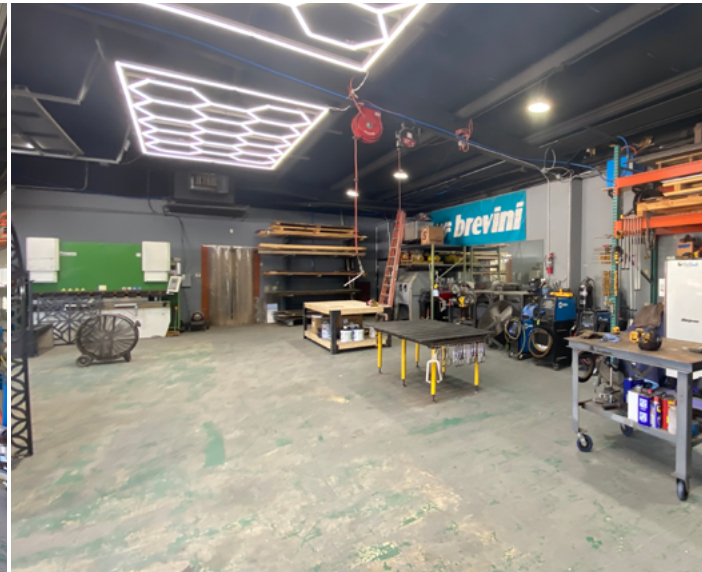
KRENTEL CORPORATE OFFICE AND WAREHOUSE

KRENTEL ROAD, LACOMBE, LA 70445

CORPORATE OFFICE EXTERIOR PHOTOS



SMALL SHOP PHOTOS



KRENTEL ROAD WARHOUSE

PROPERTY OVERVIEW

This outstanding industrial property offers a total of 27,265 SF, featuring a connected 20,161 SF clear-span warehouse with some climate-controlled space, connected alongside 2,504 SF of thoughtfully designed office space. The main warehouse and office are seamlessly connected, providing easy access between the expansive warehouse area—with multiple overhead doors, some climate-controlled sections, and a dedicated operations office—and the studio-style office space designed for creativity and collaboration in a cohesive environment.

With flexible layout options and well-appointed features, this property is perfectly suited for businesses requiring integrated warehouse, office, climate-controlled, and workshop spaces.

HIGHLIGHTS

- 27,265 SF Total Space – Includes warehouse and office
- 20,161 SF Clear-Span Warehouse connected with to a
- 2,504 SF Thoughtfully Designed Studio-Style Office Space
- Multiple Overhead Doors for efficient loading and access
- Dedicated Operations Office within main warehouse
- Multiple Offices, Rear Workshop & Restrooms in warehouse
- Flexible Layout – Ideal for integrated warehouse, office, and workshop needs



MAIN WAREHOUSE PHOTOS





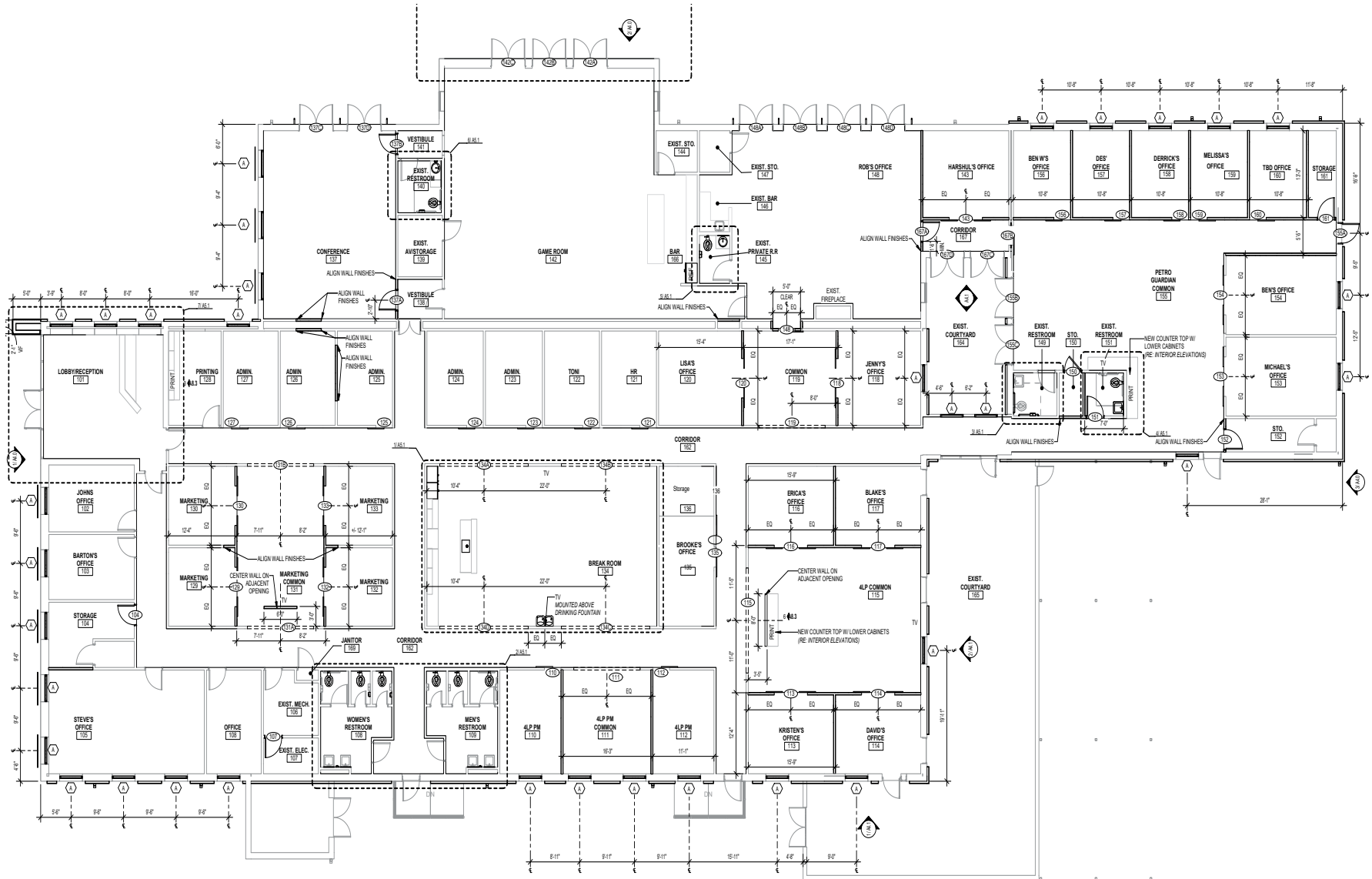
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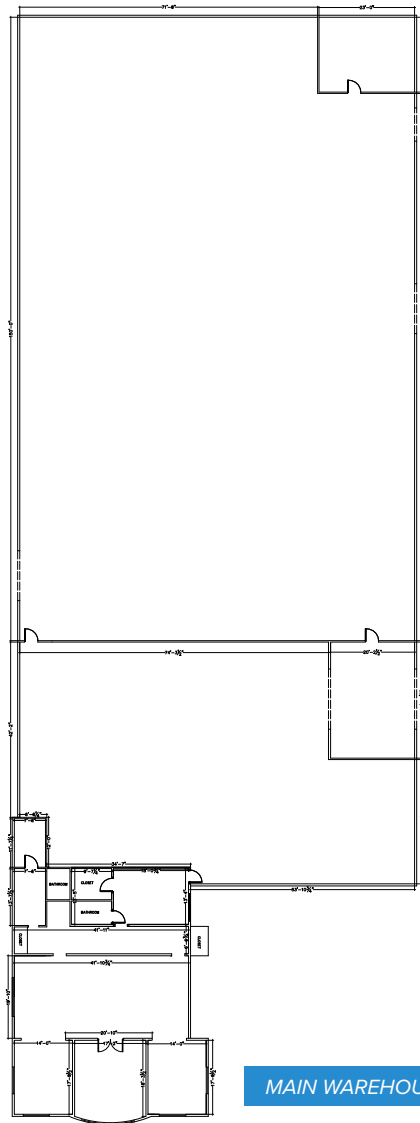
AERIAL PHOTOS



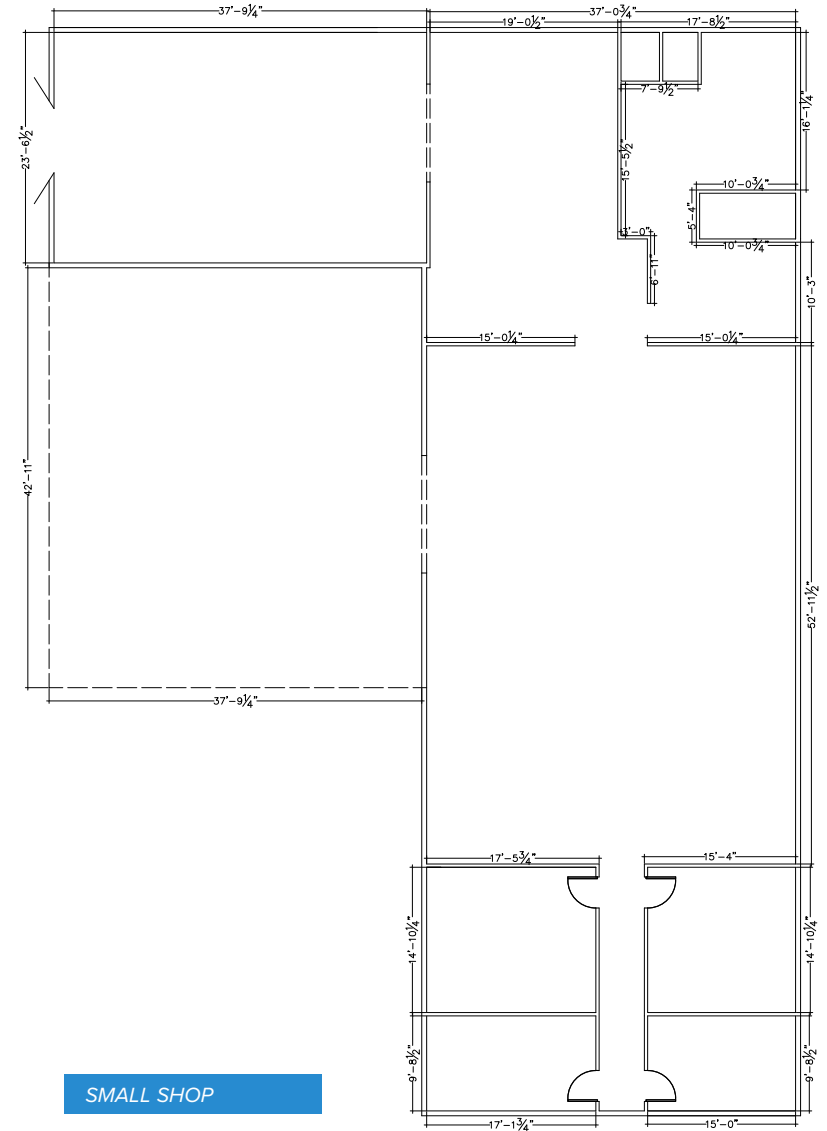
FLOOR PLANS



FLOOR PLANS

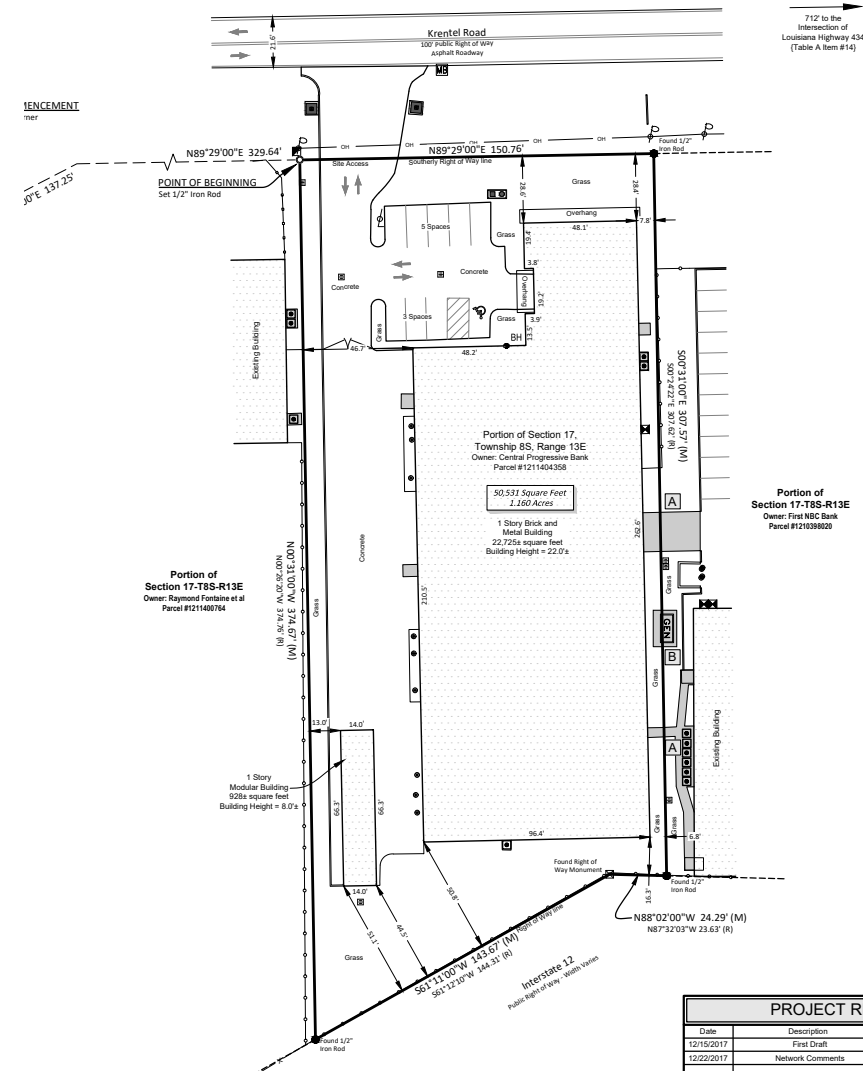


MAIN WAREHOUSE

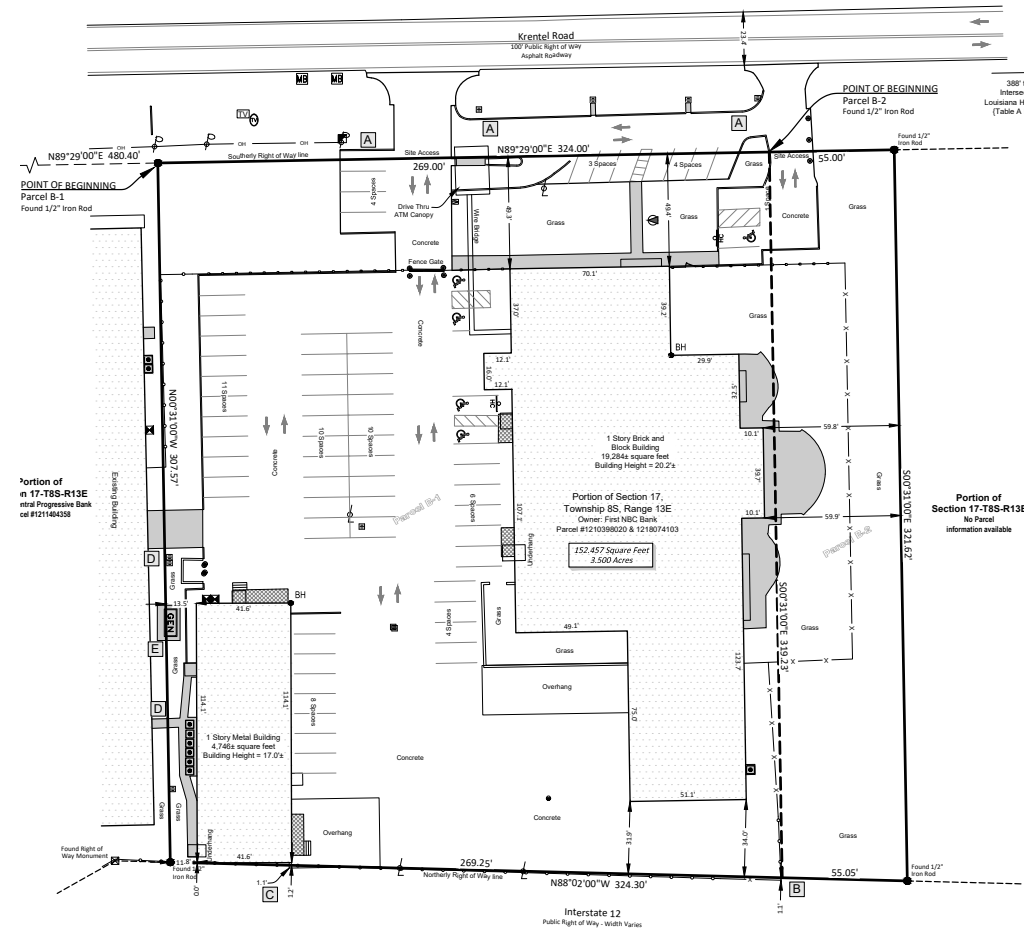


SMALL SHOP

SURVEYS



PROJECT REVISION RECORD			
Date	Description	Date	Description
12/15/2017	First Draft		
12/22/2017	Network Comments		

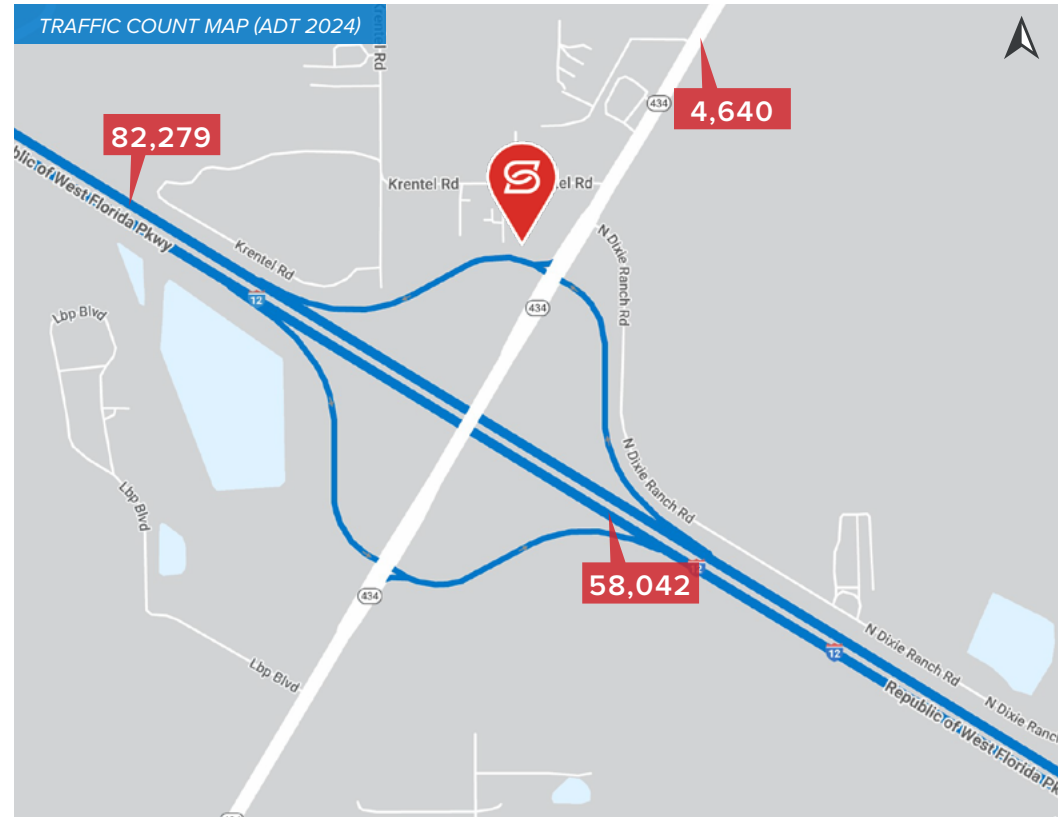
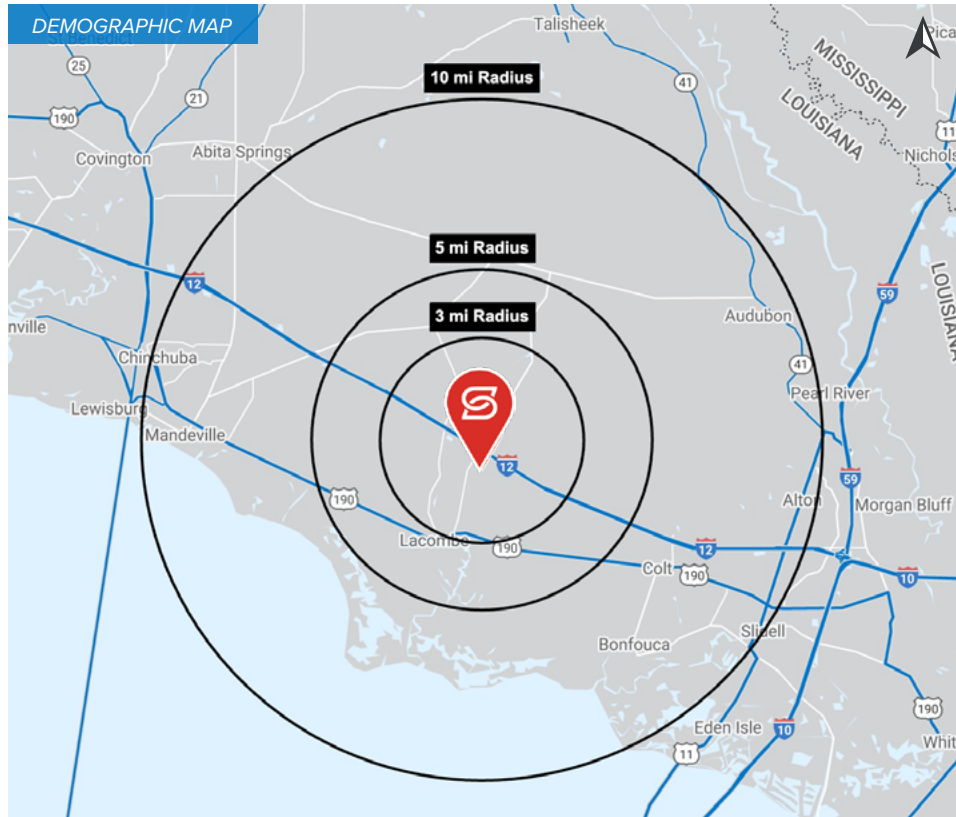


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Date	Description	Date	Description
12/15/2017	First Draft		
12/22/2017	Network Comments		
Field Work: A/JK	Drafted: SGS	Checked by: A/JK	FR A PO

RETAIL MAP



2025 DEMOGRAPHICS



2024 DEMOGRAPHICS

3 MILE 5 MILE 10 MILE



4,128 11,225 80,613

3 MILE 5 MILE 10 MILE



\$104,817 \$94,020 \$106,534

3 MILE 5 MILE 10 MILE



1,596 4,416 30,842

ABOUT THE ADVISORS



BRADLEY COOK, MS, CCIM
STIRLING

Bradley Cook serves as an Advisor with Stirling Properties' commercial real estate team. Based in the Covington, LA, office, his primary focus includes land and industrial investment, divestment, and development. He works closely with local, state, and regional leaders to promote economic development opportunities. Cook is currently the President for the Realtor Land Institute Louisiana Chapter, was a Graduate of the 2019 New Orleans Regional Leadership Institute, the 2018 Nancy Marsiglia Institute of Justice Inaugural Class at Loyola University, and a 2018 Leadership St. Tammany Graduate.

Since joining Stirling Properties, Cook has focused his efforts in the area of Land and Industrial acquisition and development. He is the lead broker for the 6,000+ acre Bilten Park project, which is Louisiana's premier future industrial mega-site development and is located in St. Tammany Parish. He led the effort for Stirling Properties' first build-to-suit industrial facility for Dana Inc. which is now operational within Fremaux Park in Slidell.

Cook is a CCIM and holds commercial real estate licenses in Louisiana and Mississippi while also pursuing the Accredited Land Consultant (ALC) and Certified Louisiana Economic Development (CLED) designations.



DANIEL COOK
STIRLING

Daniel Cook is an Advisor with Stirling's brokerage team, working from the Covington, Louisiana office.

Born and raised in the Mandeville – Covington area, Daniel is carving a niche in real estate with a primary focus on agriculture and industry. Armed with a bachelor's degree from Southeastern Louisiana University, Daniel's solid educational foundation complements his extensive industrial expertise formed with his hands-on experience working in the oil field industry and his agriculture expertise formed while working on various farms. Daniel's hands-on experience provides him with a unique edge in navigating industrial and agricultural spaces. Consequently, Daniel's proficiency in these industries provides him with an invaluable resource to aid clients seeking agricultural, recreational, industrial, or investment properties.

As a proud and engaged New Orleans Metropolitan Association of Realtors (NOMAR) and Commercial Investment Division (CID) member, Daniel benefits from invaluable networking and career-enhancing opportunities. Daniel also volunteers his time serving on the CID Forecast committee which is a testament to his dedication and love for the New Orleans MSA and the local real estate community. His pride in belonging to NOMAR is rooted in the organization's steadfast dedication to maintaining ethical standards and fostering professional excellence in the real estate industry. Driven by a thirst for knowledge and his continued efforts to hone his skills, Daniel welcomes challenges. He looks forward to guiding clients through land and industrial property transaction complexities. At the core of Daniel's motivation lies his unwavering commitment to his family. As a proud father, his desire to provide a high-quality life for his loved ones fuels his relentless pursuit of excellence in the real estate industry. This familial dedication drives Daniel to go above and beyond for every client, understanding the importance of home and investment in building a brighter future.

APPENDIX - LREC DISCLAIMER

CLIENT

A client is one who engages a licensee for professional advice and services as their agent.

AGENCY

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

Designated agency means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, 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.

DUTIES THE DESIGNATED AGENT OWES A CLIENT

- To obey all lawful requests
- To promote your best interest

- To exercise reasonable skill and care
- To keep information that could materially harm your negotiation position confidential.
- To present all offers in a timely manner.
- To seek a transaction at the price and terms acceptable to you.
- To account for all money or property received from the client in a timely manner.

Note: When representing you as a client, your agent does not breach their duty to you by showing alternate properties to the buyers, showing properties in which you are interested to other buyer clients, or receiving compensation based on a percentage of the property sales price.

DUAL AGENCY

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. However, such a relationship shall not constitute dual agency if the licensee is the seller of property that he 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 which 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 both clients may make educated buying/selling decisions.
- To disclose financial qualifications of 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.

A dual agent may not disclose:

- Confidential information of one client to the other, without the client's permission.
- The price the seller/lessor will take other than the listing price, without the permission of the seller/lessor.
- The price the buyer/lessee is willing to pay, without the permission of the buyer/lessee.