

**INDUSTRIAL BUSINESS PARK  
7.38 ACRES**

**VACANT LAND  
2.89 ACRES**

PROPERTIES FOR SALE

# KENNER INDUSTRIAL PARK AND VACANT LAND

802 Short St, Kenner, LA



**COMMERCIAL  
REAL ESTATE**

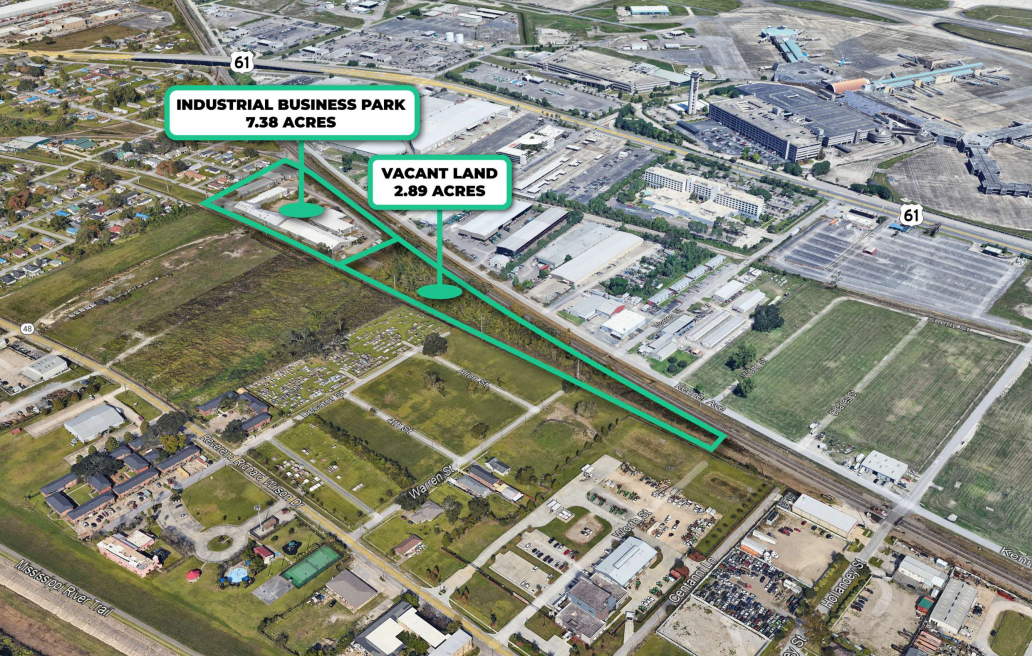
**Michael Corchiani**

504.377.9268  
mcorchiani@srsa-realestate.com

**Nicholas Corchiani**

504.676.7015  
nicholas@srsa-realestate.com





## PROPERTY DESCRIPTION

### Versatile Industrial Property with Expansion Potential – Purchase Together or Separately

Prime 82,996 SF industrial park spanning 7.38 acres, paired with 2.89 acres of adjacent vacant land—available for purchase together or separately. The site features seven industrial buildings (Buildings B, C, D, E, F, J, and K), with 9,100 SF (11%) of office space supporting business operations.

With a 95% occupancy rate and long-term professional tenants—some in place for over 20 years—the industrial park offers a strong foundation for investment stability. The vacant land provides additional development or expansion potential for a variety of industrial uses.

## OFFERING SUMMARY

Industrial Park:	7.28 Acres   82,996 SF Building
Vacant Land:	125,453 SF
Industrial Park Price:	\$4,240,000
Vacant Land Price:	\$599,000
Total Land Size:	10.3 Acres   446,837 SF

Ideal for manufacturing, warehousing, or distribution, this opportunity is well-suited for owner-users or investors looking to scale in a strategic location.

See agent for financial information.



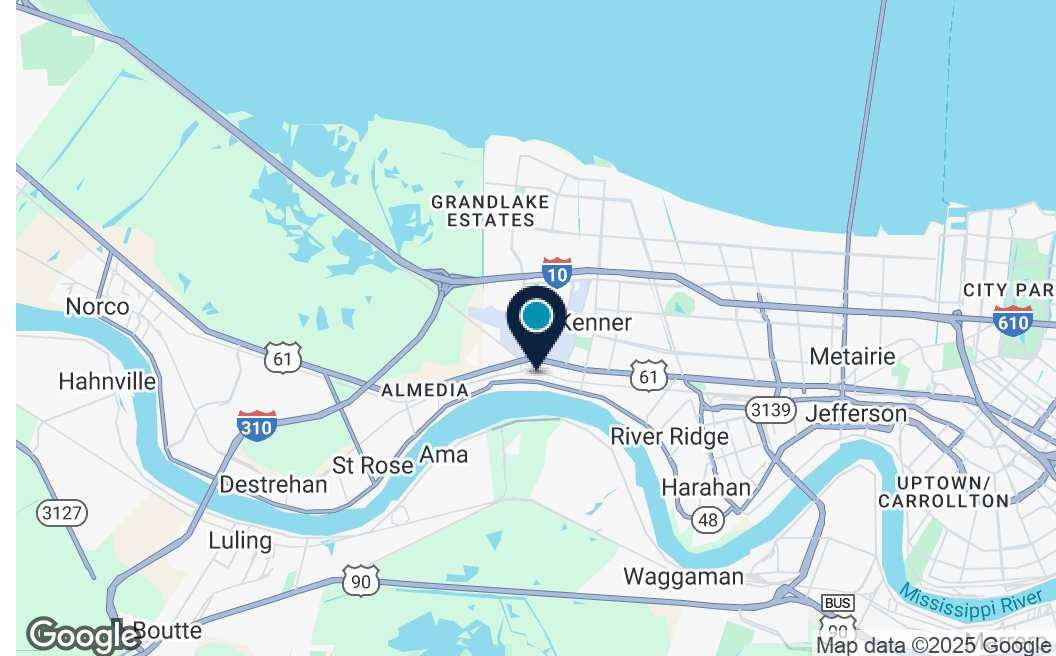
**Michael Corchiani**

504.377.9268  
mcorchiani@srsa-realestate.com

**Nicholas Corchiani**

504.676.7015  
nicholas@srsa-realestate.com





## PROPERTY HIGHLIGHTS

- For Sale Separately or Together
- Prime Industrial Location – Near Airline Highway & I-10, easy truck & commercial vehicle access
- Proximity to Louis Armstrong New Orleans International Airport - Logistics & air freight potential
- Established Industrial Hub – Surrounded by warehouses, fabrication shops, & logistics centers
- Seven Industrial Buildings - Built between 1955 - 1984
- 95% Occupancy Rate - Long-Standing Professional Tenants, some 20+ years
- Zoning - LI (Light Industrial), permitting a range of industrial & commercial uses

## LOCATION DESCRIPTION

The property is located in Kenner, Louisiana, within Jefferson Parish and is part of the Greater New Orleans metropolitan area. The neighborhood around Short Street is a mix of light industrial and residential properties. Situated near major transportation routes and the Louis Armstrong New Orleans International Airport, this area is highly accessible for industrial, logistics, and commercial activity.



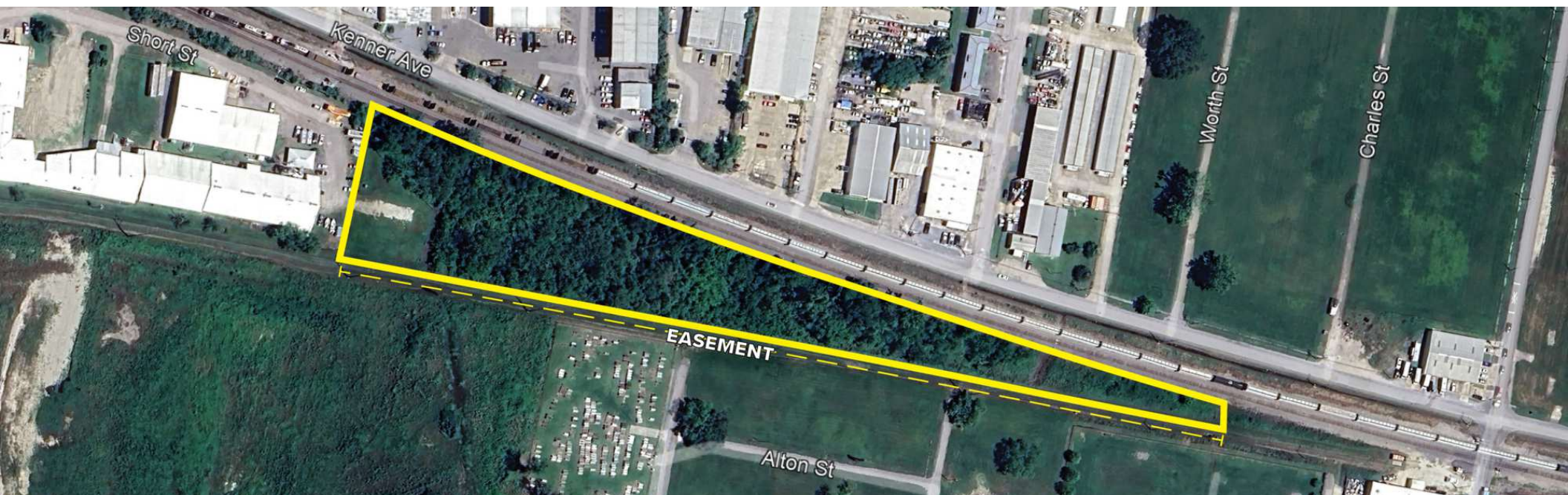
**Michael Corchiani**

504.377.9268  
mcorchiani@srsa-realestate.com

**Nicholas Corchiani**

504.676.7015  
nicholas@srsa-realestate.com





COMMERCIAL  
REAL ESTATE

Michael Corchiani

504.377.9268

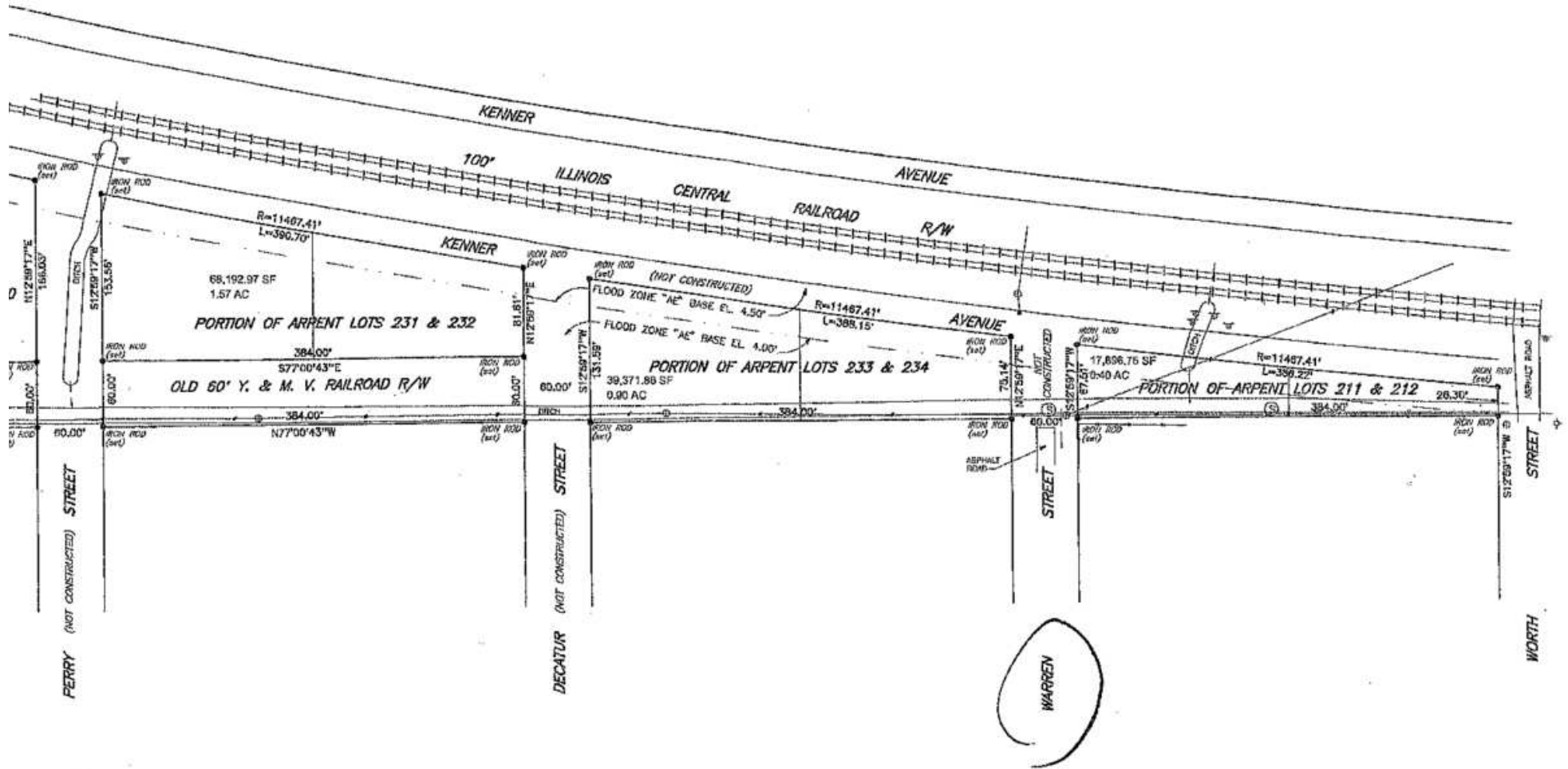
mcorchiani@srsa-realestate.com

Nicholas Corchiani

504.676.7015

nicholas@srsa-realestate.com





**COMMERCIAL  
REAL ESTATE**

**Michael Corchiani**

504.377.9268

mcorchiani@srsa-realestate.com

**Nicholas Corchiani**

504.676.7015

nicholas@srsa-realestate.com





**INDUSTRIAL BUSINESS PARK  
7.38 ACRES**



**Michael Corchiani**

504.377.9268

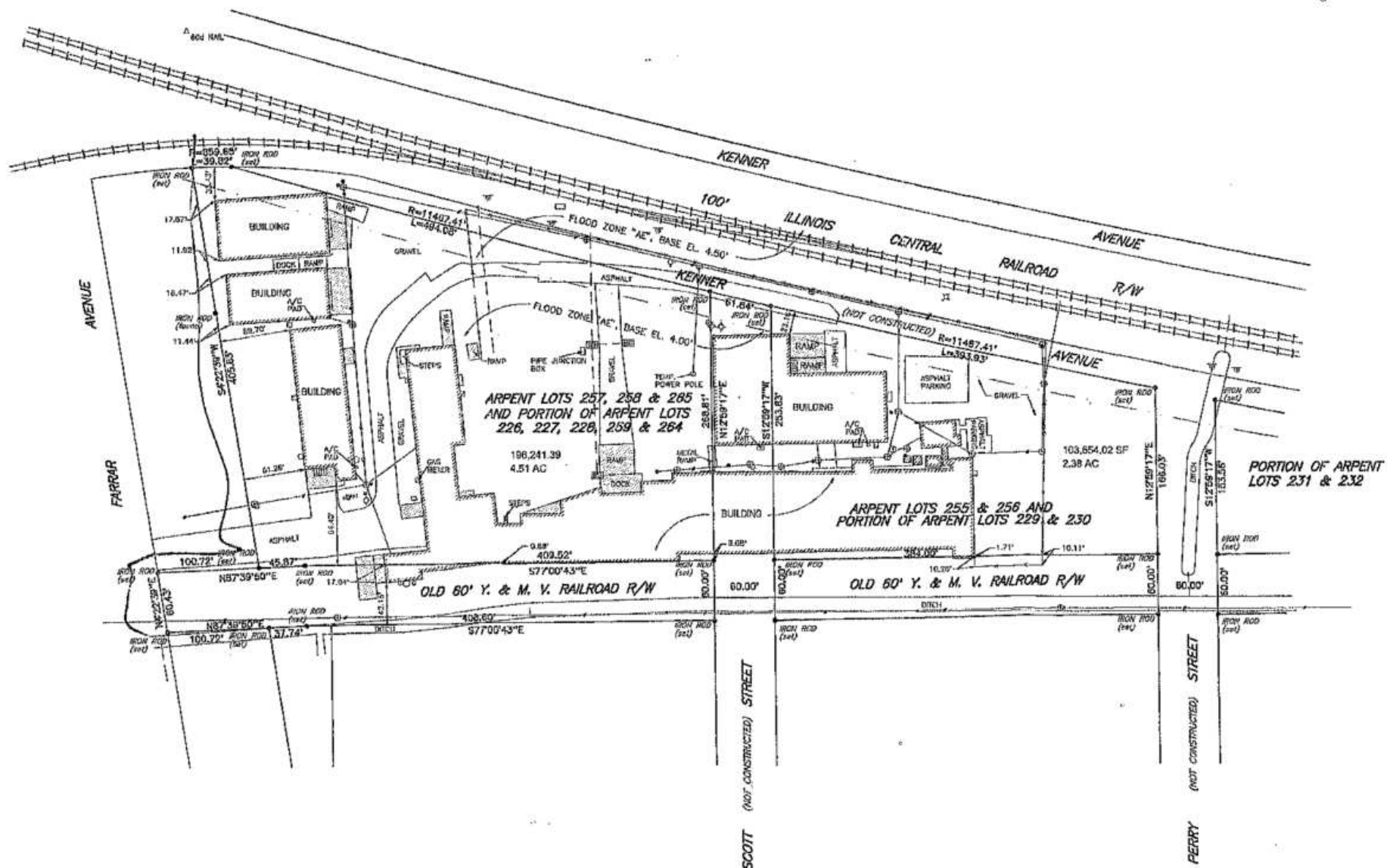
[mcorchiani@srsa-realestate.com](mailto:mcorchiani@srsa-realestate.com)

**Nicholas Corchiani**

504.676.7015

[nicholas@srsa-realestate.com](mailto:nicholas@srsa-realestate.com)





**COMMERCIAL  
REAL ESTATE**

**Michael Corchiani**

504.377.9268

mcorchiani@srsa-realestate.com

**Nicholas Corchiani**

504.676.7015

nicholas@srsa-realestate.com





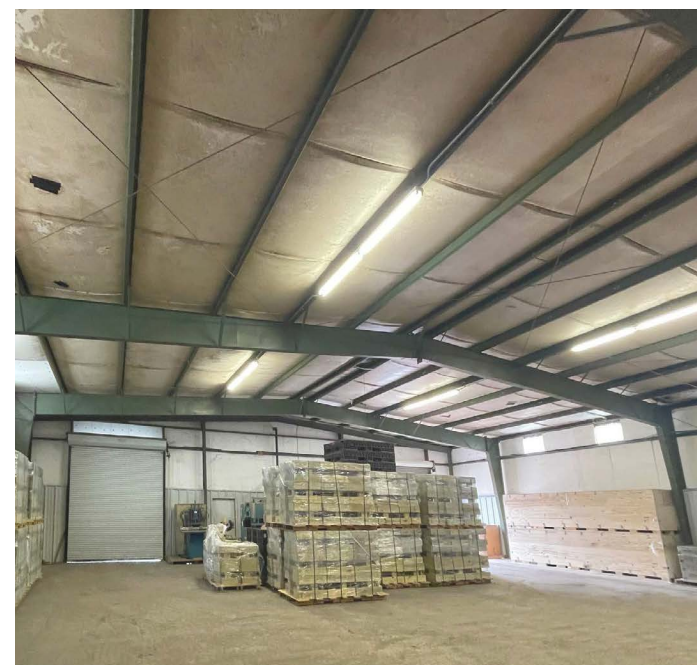
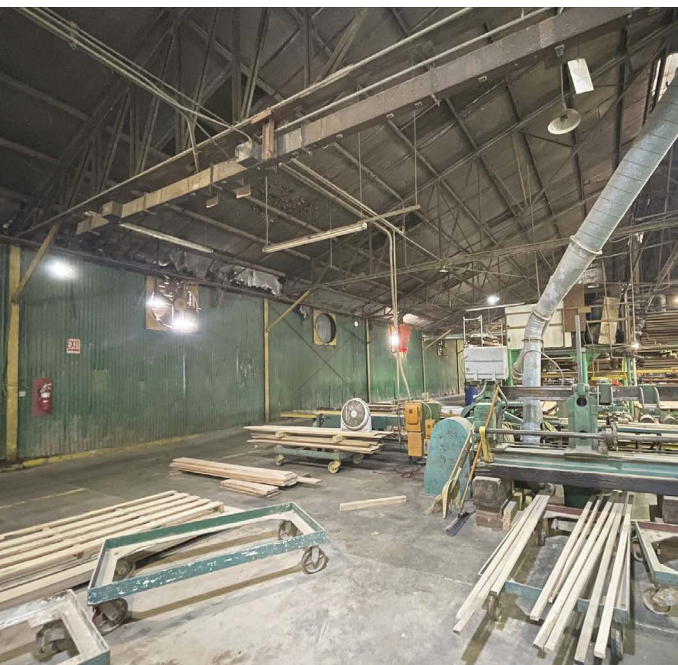
**Michael Corchiani**

504.377.9268  
mcorchiani@srsa-realestate.com

**Nicholas Corchiani**

504.676.7015  
nicholas@srsa-realestate.com





**Michael Corchiani**

504.377.9268

mcorchiani@srsa-realestate.com

**Nicholas Corchiani**

504.676.7015

nicholas@srsa-realestate.com



# 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: \_\_\_\_\_



Michael Corchiani

504.377.9268

mcorchiani@srsa-realestate.com

Nicholas Corchiani

504.676.7015

nicholas@srsa-realestate.com