



9203 LA 23, Belle Chasse, LA 70037

INDUSTRIAL COMPLEX IN BELLE CHASSE, LA

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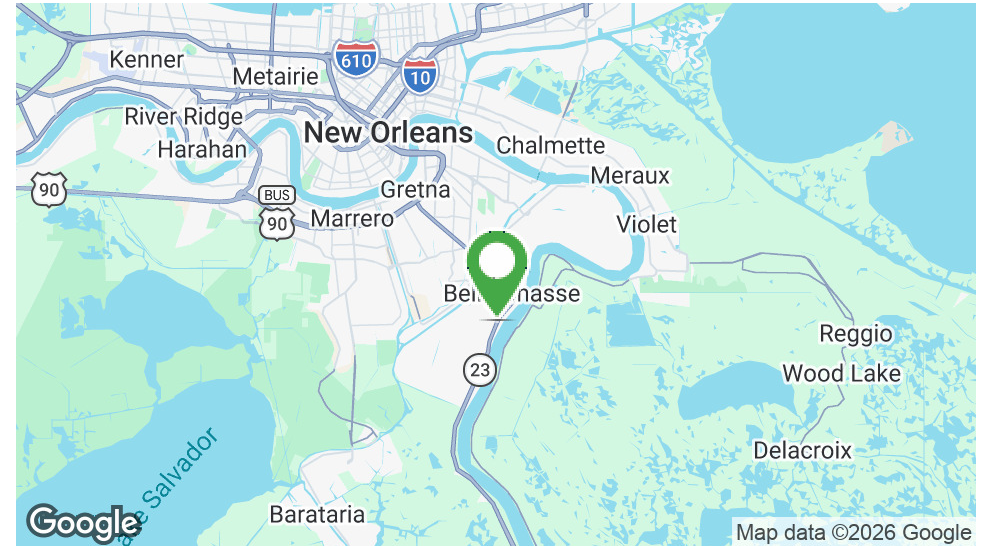
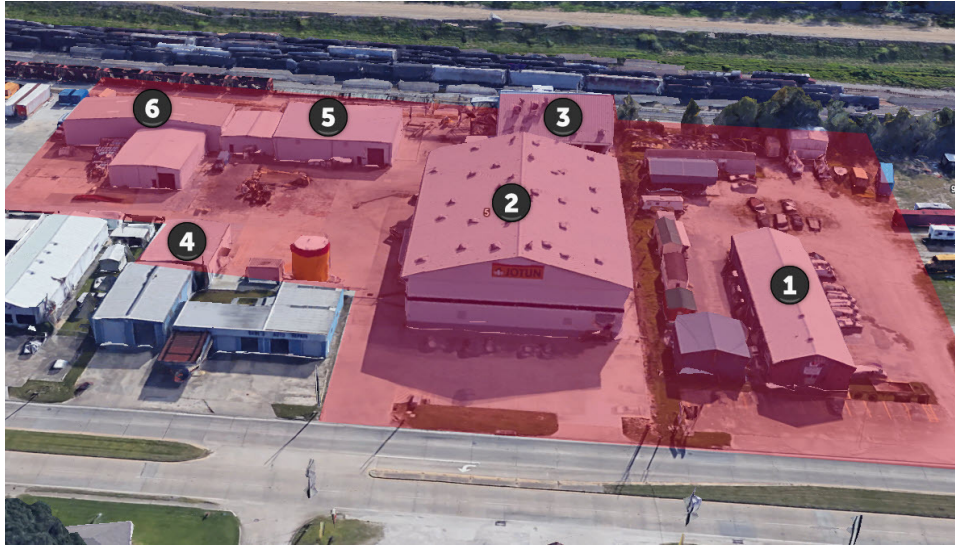
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PROPERTY DESCRIPTION

Spanning approximately 4.68 acres across multiple parcels this property features six buildings designed to accommodate a variety of industrial and commercial needs.

Building #1 sits on a 64,105 sq.ft. lot with one main warehouse that measures approximately 150' X 40' or +/- 6,000 sq.ft. and one small warehouse that measures approximately 34' X 40' or 1,360 sq.ft.

Building #2 is a 20,880 sq.ft. dock high warehouse with 43' eaves and a heavy floor load capacity that was constructed in 2011/2012. It used to house finished paint products that were very flammable and therefore has a high expansive foam suppression system that can fill the entire building with foam in 7 minutes. The building is connected via a breezeway to **Building #3**, which was a two story manufacturing warehouse with some offices/lab space that totals approximately 26,500 sq.ft.. This warehouse also has a heavy floor load capacity on each level and has a similar foam suppression system with the only difference being this one does not fill the entire building from top to bottom.

Building #4 is a 2,400 sq.ft. general office building with individual offices and large meeting rooms.

Buildings #5 & #6 are each warehouses that are connected and used to house raw materials totaling approximately 17,000 sq.ft. with 20' eave heights.

OFFERING SUMMARY

Sale Price:	\$4,900,000
Total Acres:	4.68 Acres

BUILDING BREAKDOWN

- **Building #1:** 6,000 SF Main Warehouse, 1,360 SF Small Warehouse
- **Building #2:** 20,880 SF Dock High Warehouse
- **Building #3:** 26,500 SF Manufacturing Warehouse/Office/Lab Space
- **Building #4:** 2,400 SF Office Building
- **Building #5 & #6:** 17,000 SF (Total) Connected Warehouses

INDUSTRIAL PROPERTY FOR SALE

PROPERTY SUMMARY



**SOUTHEAST
COMMERCIAL**
REAL ESTATE



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INDUSTRIAL PROPERTY FOR SALE

BUILDING BREAKDOWN



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ADDITIONAL PHOTOS



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\$93,157

Average Household Income
within 15 minutes of site.



37

Median Age
Within 15 minutes of site.



35,384

Number of housing units
within 15 minutes of site.

2024 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	5,813	12,593	86,093
Average HH Income	\$97,523	\$110,139	\$93,157

2029 Projections	5 Minutes	10 Minutes	15 Minutes
Population	5,592	12,228	84,076
Average HH Income	\$110,725	\$125,377	\$109,016

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

INDUSTRIAL PROPERTY FOR SALE

AREA DEMOGRAPHICS



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