



INDUSTRIAL | FOR SALE

# Value-Add Industrial Investment Opportunity

**Engineers Industrial Complex**

2211-2217 ENGINEERS ROAD, BELLE CHASSE, LA 70037



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# ENGINEERS MULTI-TENANT INDUSTRIAL COMPLEX FOR SALE

**Engineers Industrial Complex** 2211-2217 Engineers Road, Belle Chasse, LA 70037

## PROPERTY DESCRIPTION

Engineers Industrial Complex is a value-add, multi-tenant industrial property located along Engineers Road in Belle Chasse, offering a flexible mix of small-bay suites suited for a wide range of users.

The property consists of three buildings totaling approximately 103,155 sf and is situated on approximately 5.42 acres within one of the Westbank's most established industrial corridors. Suite sizes range from approximately 1,850 sf to over 11,000 sf, providing flexibility for a diverse tenant base.

Under new ownership, the property has benefitted from capital improvements and operational enhancements, positioning the asset for continued lease-up and long-term financial returns.

The property presents a compelling value-add opportunity through lease-up of existing vacancy, conversion of legacy gross leases to NNN structures, and mark-to-market potential on in-place rents.

Strategically located with immediate access to Highway 23 and in close proximity to the Intracoastal Waterway and Harvey Canal, the property benefits from strong demand drivers tied to the surrounding industrial corridor.

**Financials are available on page 4.**

<b>Price</b>	\$4,700,000 (\$45.56/psf, building)
<b>Current Occupancy</b>	59.00%
<b>Cap Rate</b>	7.31%
<b>Proforma Cap Rate</b>	13.01% (at 100% stabilized occupancy)
<b>Size</b>	Total Building Area: 103,155 sf on Site Area: ±5.42 Acres
<b>Zoning</b>	I-3 Heavy Industrial

# OVERVIEW

<b>Address</b>	2211-2217 Engineers Rd, Belle Chasse, LA 70037	<b>Lot Square Feet</b>	+/- 236,095 sf
<b>Parcels</b>	1113100	<b>Coverage Ratio</b>	43.38%
<b>Total SF</b>	+/-103,155 sf	<b>Year Built</b>	1970 / Renovated 2025
<b>Building 2211</b>	+/- 34,397 sf	<b>Construction</b>	Metal
<b>Building 2215</b>	+/-25,361 sf	<b>Clear Height</b>	14'-16'
<b>Building 2217</b>	+/-43,397 sf	<b>Grade-Level Doors</b>	44
<b>Office Percentage</b>	10%	<b>Zoning</b>	I-3
<b>Acreage</b>	+/- 5.42 ac		



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# INVESTMENT HIGHLIGHTS

## INCOME

In-Place Base Rent	\$354,200.28
Recoverable CAM	\$120,898.80
<b>Total Income</b>	<b>\$475,099.08</b>

## OPERATING EXPENSES

Repair & Maintenance	\$15,364.35
Landscaping	\$8,400.00
Property Insurance (Nonreimbursed)	\$50,979.10
Property Taxes (Nonreimbursed)	\$22,575.35
Property Management Fees (5% of EGI)	\$23,754.95
Miscellaneous Expenses (\$0.10/sf)	\$10,242.90
<b>Total Operating Expenses</b>	<b>\$131,316.65</b>

## NET OPERATING INCOME

Current — 59% Occupancy

# \$343,782.43

## PROFORMA ROI

Stabilized — 100% Occupancy

# \$611,284.75



CURRENT  
CAP RATE

7.31%

PROFORMA  
CAP RATE

13.01%

IMPLIED  
STAB. VALUE

~\$8,360,000\*

\* Implied Stabilized Value = Proforma NOI (\$611,285) ÷ Current Cap Rate (7.31%) = \$8,360,000

## LEASE-UP UPSIDE

41,996 sf vacant across 3 buildings. Full stabilization yields \$611,285 NOI — 13.01% cap at ask.

## MARK-TO-MARKET RENTS

In-place avg: \$5.86/sf occupied. New NNN leases executing at \$7.50–\$8.79/sf.

## GROSS → NNN CONVERSION

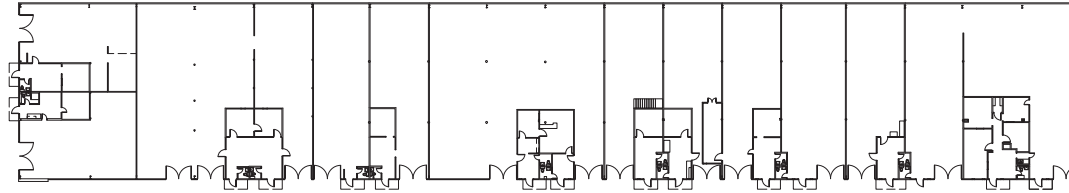
2 of 16 tenants on gross leases. Conversion eliminates owner OpEx exposure and grows NOI.

## CAM RECOVERY

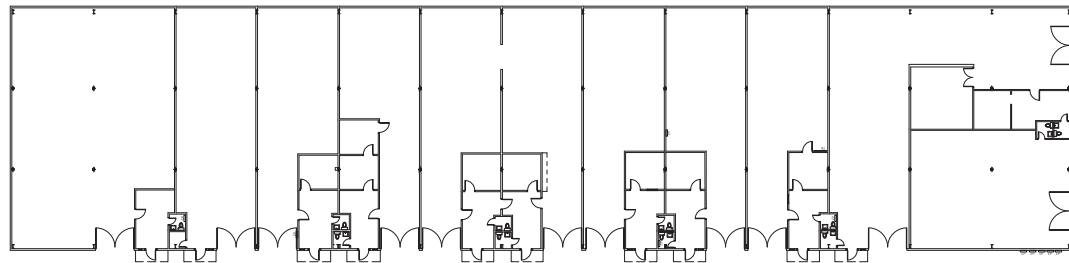
42% recovered today. Full NNN lease-up pushes recovery to 100%.

# FLOOR PLANS

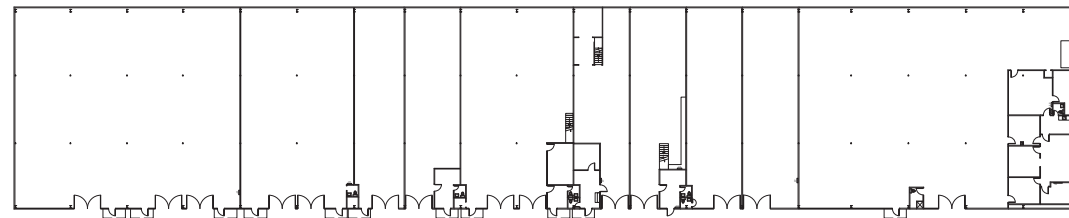
## 2211 ENGINEERS ROAD



## 2215 ENGINEERS ROAD



## 2217 ENGINEERS ROAD





Google

Map data ©2026 Google



	1 mile	2 miles	3 miles	5 miles
Population	14,333	21,308	50,511	138,721
Average HH Income	\$271,888	\$141,202	\$199,404	\$95,596
Median HH Income	\$102,673	\$85,035	\$78,501	\$69,811
Households	1,553	7,673	18,370	52,167

Google

Map data ©2026 Google

# ABOUT THE AREA

## Major Highways

- Louisiana Highway 23
- Louisiana Highway 39

## Major Industries

- Oil Refineries
- Shipping/Cargo
- Liquefied natural gas and Energy
- Petrochemical
- Seafood
- Agriculture
- Utilities and Logistics

## Major Employers

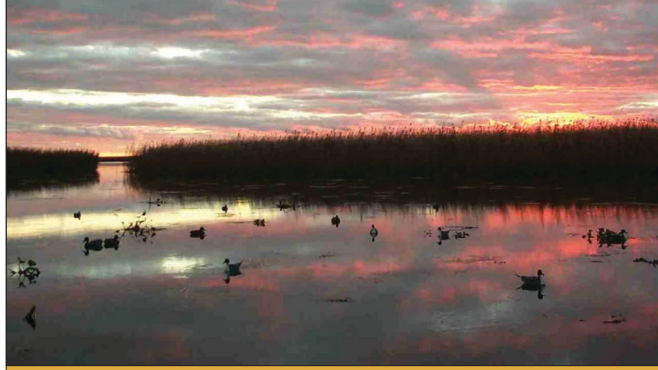
- Venture Global LNG
- Chevron U.S.A. Inc.
- W&T Offshore, Inc.
- Badger Energy LLC
- Texas Petroleum Investment Company
- Hilcorp Energy Company.
- Titan America LLC (cement)
- General Dynamics Land Systems Division
- Naval Air Station Joint Reserve Base (NAS JRB) New Orleans

## Plaquemines Parish

- Naval Air Station Joint Reserve Base
- Venture Global LNG underway on \$18 billion expansion of facility.

## St. Bernard Parish

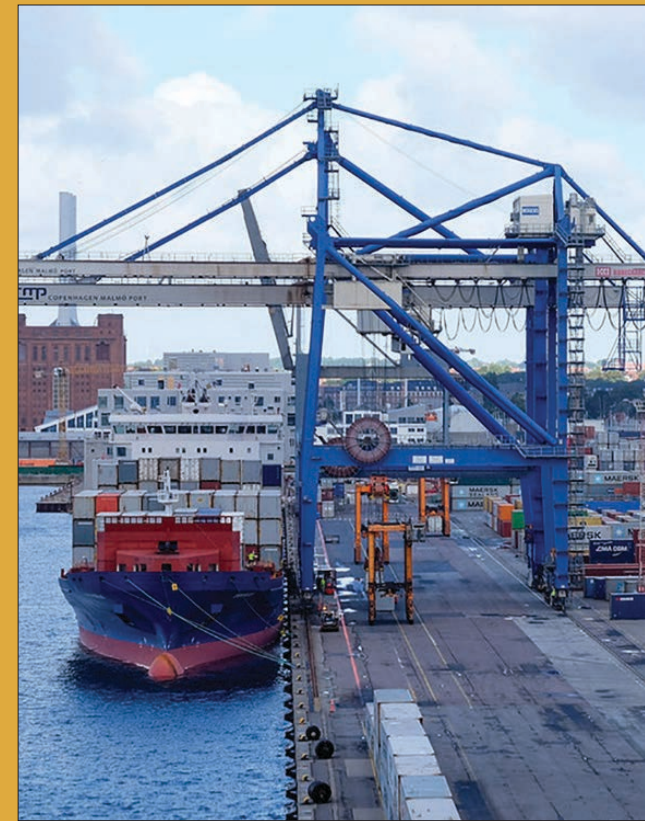
- Port NOLA Louisiana International Terminal (LIT) is scheduled to open in 2028. LIT will handle 1.2 million containers or TOUS per year. This is a \$1.8 billion Investment.



Naval Air Station Joint Reserve Base  
New Orleans is **home to various naval air units**  
as well as an Air Force Reserve fighter squadron.



Venture Global LNG is a +/- **\$22 billion**,  
active industrial construction project in the  
Greater New Orleans market.



# NEIGHBORING PARISHES

## ORLEANS PARISH

<b>POPULATION</b>	364,223 (est. 2025)
<b>MAJOR CITY</b>	New Orleans
<b>MEDIAN HH INCOME</b>	\$66,814

### FACTS

- Home to the Port of New Orleans
- Home to 28 institutions of higher learning
- Major industries include Technology, Advanced Manufacturing, Trade & Logistics, Life Sciences, Environmental Management, and Industry

## JEFFERSON PARISH

<b>POPULATION</b>	429,895 (est. 2025)
<b>MAJOR CITY</b>	Metairie
<b>MEDIAN HH INCOME</b>	\$72,379

### FACTS

- One of the most populous parishes in the state
- Home to Louis Armstrong New Orleans International Airport as well as major highways
- Major industries include medical, energy, marine, and professional services

## PLAQUEMINES PARISH

<b>POPULATION</b>	22,542 (est. 2025)
<b>MAJOR CITY</b>	Belle Chasse
<b>MEDIAN HH INCOME</b>	\$82,774

### FACTS

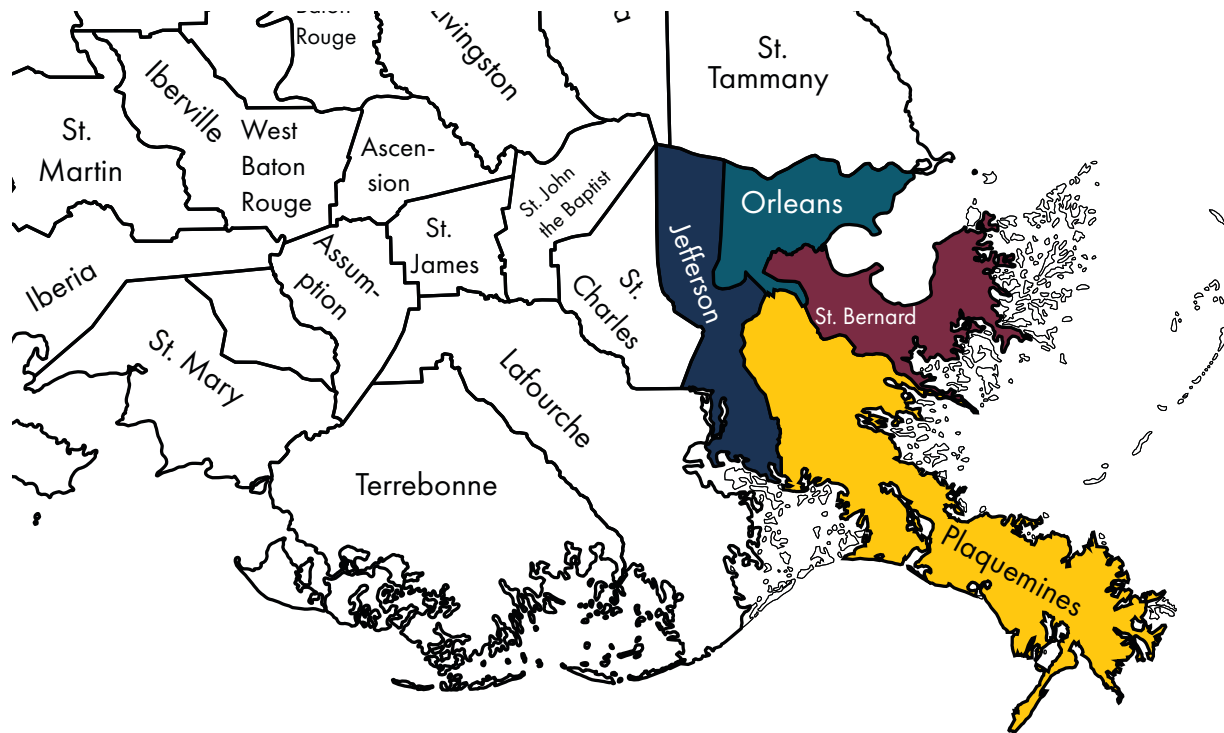
- Vital hub for seafood industry and offshore oil and gas operations.
- "Sportsman's Paradise" area with exceptional hunting and fishing opportunities that draw in people from all over the world.

## ST. BERNARD PARISH

<b>POPULATION</b>	44,983 (est. 2025)
<b>MAJOR CITY</b>	Chalmette
<b>MEDIAN HH INCOME</b>	\$63,633

### FACTS

- Port of New Orleans plans \$1.8 billion Louisiana International Terminal Project.
- The second largest parish in Louisiana by total area and is more than 80% water, which is largest percentage of any parish.
- Major industries include petrochemical, energy, seafood processing, and commercial fishing industries.



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# 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.

Buyer/Lessee:

Seller/Lessor:

By: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
Licensee: \_\_\_\_\_  
Date: \_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
Licensee: \_\_\_\_\_  
Date: \_\_\_\_\_

