



Each office independently owned and operated

FOR SALE

INDUSTRIAL CAMPUS

RIG EQUIPMENT FACILITY

SCOTT, LA 70583

MAX JUGE - RE/MAX COMMERCIAL

3331 Severn Avenue | Suite 200

Metairie, LA 70002



PRESENTED BY:

MAX JUGE

Sales Associate

504.838.0001

LA #995716624

PROPERTY SUMMARY



OFFICE BUILDING FOR SALE

MAX JUGE - RE/MAX COMMERCIAL
Each office independently owned and operated

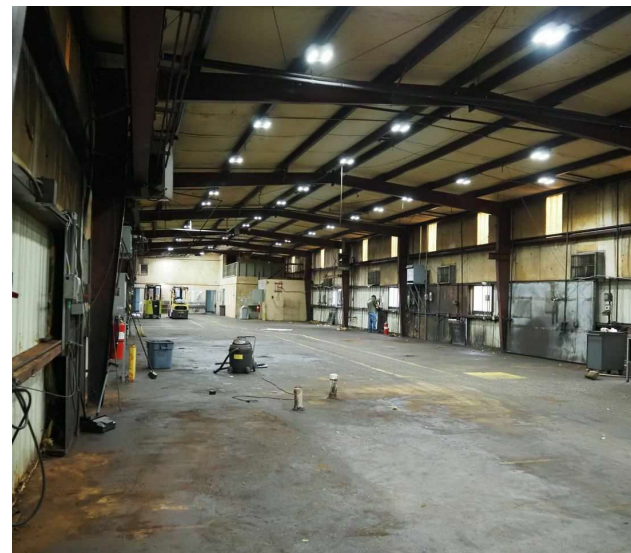
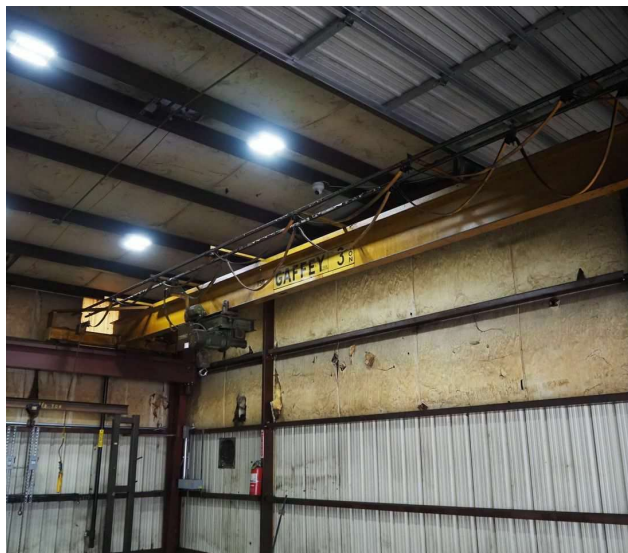
OFFERING SUMMARY

Sale Price:	\$1,590,000
Building Size:	22,152 SF
Total "Under Roof":	26,004 SF
Total Land Size:	approx. 4.18 acres
List Price PSF:	\$71.78
Free-Standing Buildings:	4
Construction Type:	Steel Frame
Cranes:	x1 3-ton, x2 1-ton

FOR SALE

311 DIESEL DRIVE

ADDITIONAL PHOTOS



OFFICE BUILDING
FOR SALE

MAX JUGE - RE/MAX COMMERCIAL
Each office independently owned and operated

P. 3

3331 Severn Avenue | Suite 200
Metairie, LA 70002

PROPERTY OVERVIEW



OFFICE BUILDING
FOR SALE

MAX JUGE - RE/MAX COMMERCIAL
Each office independently owned and operated

LOCATION DESCRIPTION

Former oilfield services business "campus". This is a series of metal warehouse buildings on a sprawling campus with excess industrial land. There are 3 separate parcels (4 municipal addresses) that could allow a buyer to potentially subdivide. There are multiple buildings onsite that range from small garages, to a large crane-served warehouse. Part of the sq. ft. calculations of the facility is a portable office building connected to the main warehouse.

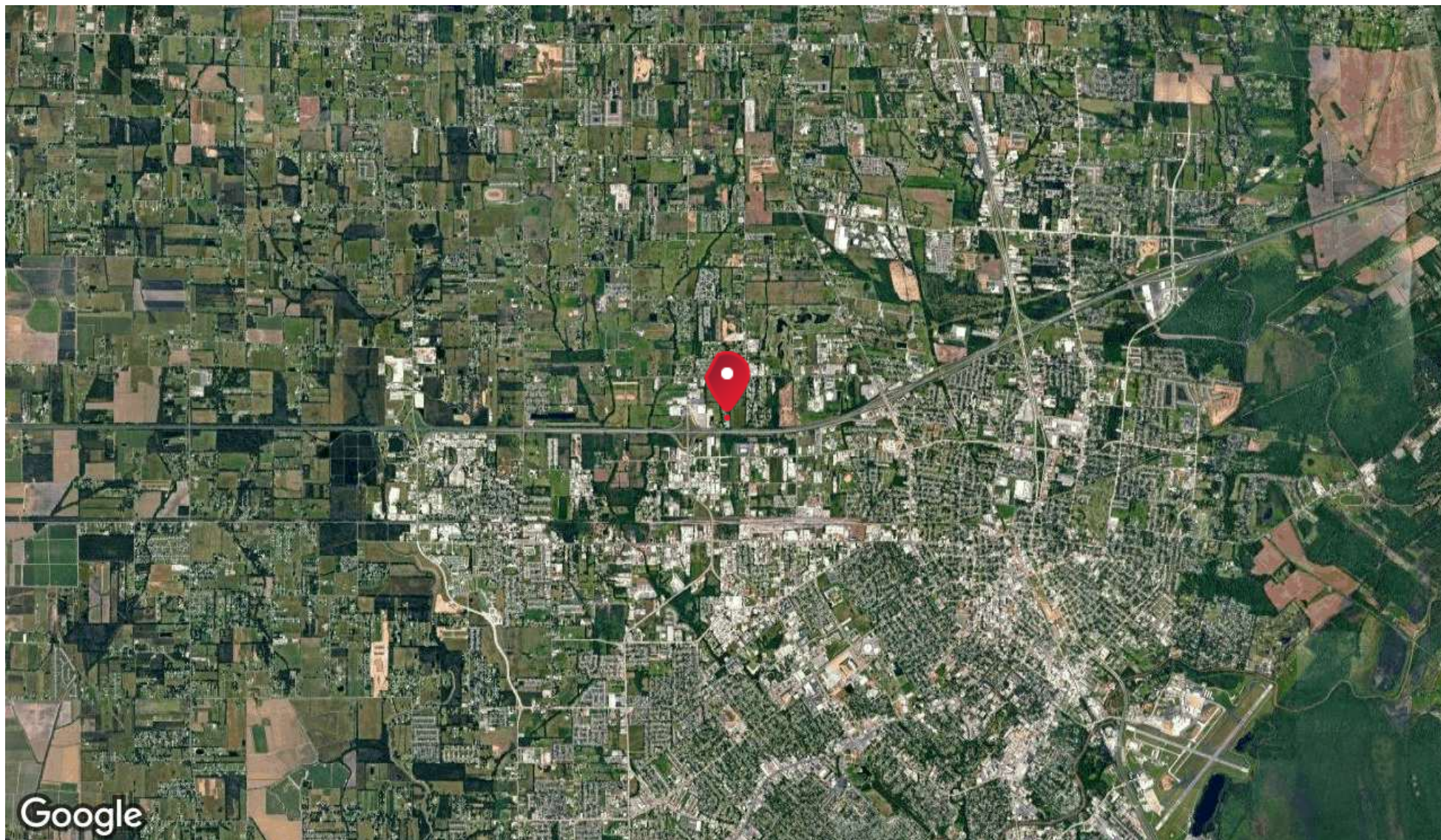
Located right off I-10 (US 167 Hwy Exit #100) in Scott, LA. This campus encompasses the entire cul-de-sac. Easy ingress/egress with a fenced perimeter. This facility resides outside of the City limits of Scott.

3 separate parcels totaling 4.18 Acres of Land. (3 parcels are; 1.28 acres, 1.9 acres, and 1.0 acre). Priced well below replacement costs. The site is largely improved and stabilized but also includes a large open lot prime for expansion.

FOR SALE

311 DIESEL DRIVE

//AERIAL MAP



OFFICE BUILDING
FOR SALE

MAX JUGE - RE/MAX COMMERCIAL
Each office independently owned and operated

P. 5

3331 Severn Avenue | Suite 200
Metairie, LA 70002

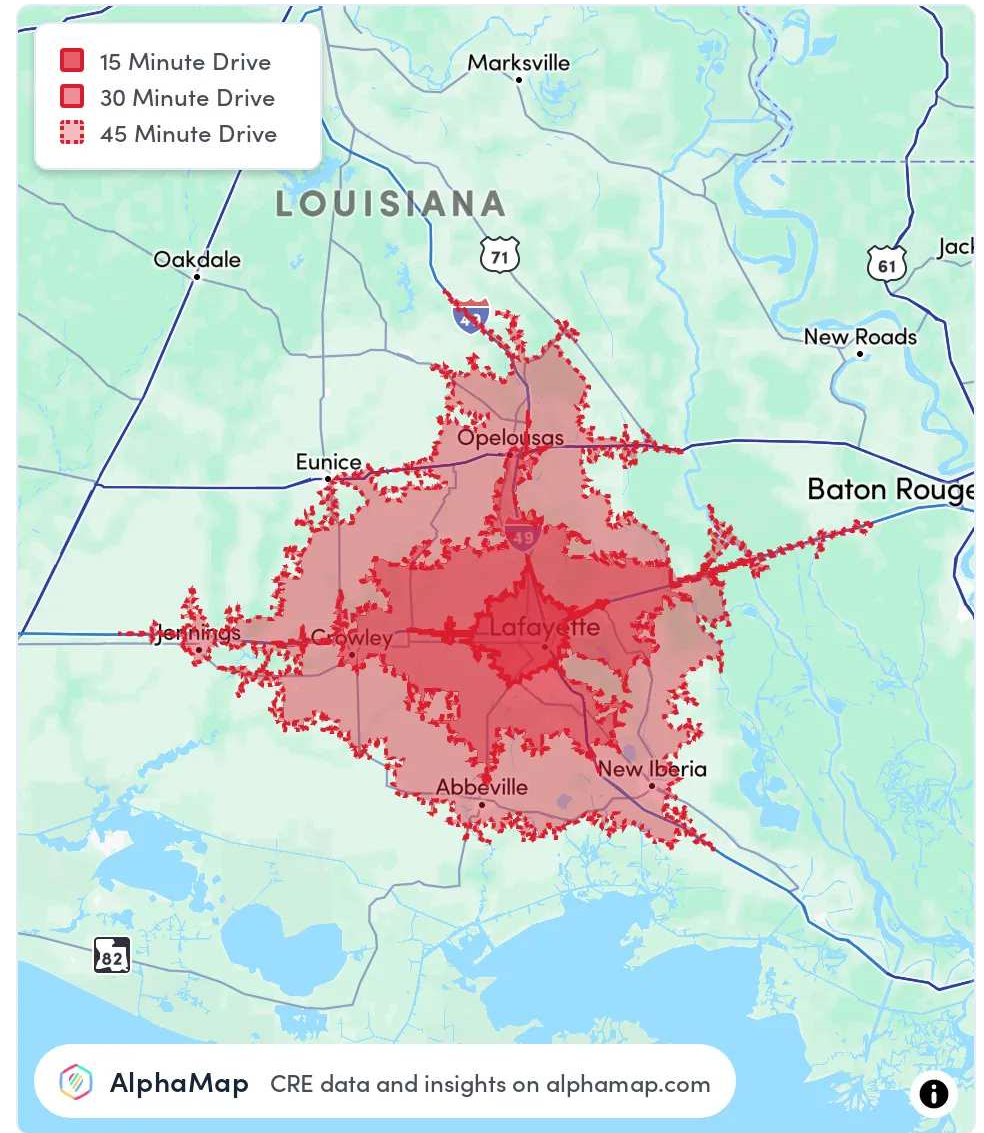
AREA ANALYTICS & DRIVE TIME

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	1,185	31,885	104,704
Average Age	37	38	40
Average Age (Male)	35	37	38
Average Age (Female)	38	39	41

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	449	13,249	44,336
Persons per HH	2.6	2.4	2.4
Average HH Income	\$59,813	\$55,725	\$71,431
Average House Value	\$154,273	\$185,349	\$234,458
Per Capita Income	\$23,005	\$23,218	\$29,762

Map and demographics data derived from AlphaMap

DRIVE TIME	15 MINUTES	30 MINUTES	45 MINUTES
Total Population	122,810	315,050	521,296
Workday Population	128,569	379,839	534,247
Median Household Income	\$52,808	68,438	63,066



OFFICE BUILDING
FOR SALE

MAX JUGE - RE/MAX COMMERCIAL
Each office independently owned and operated

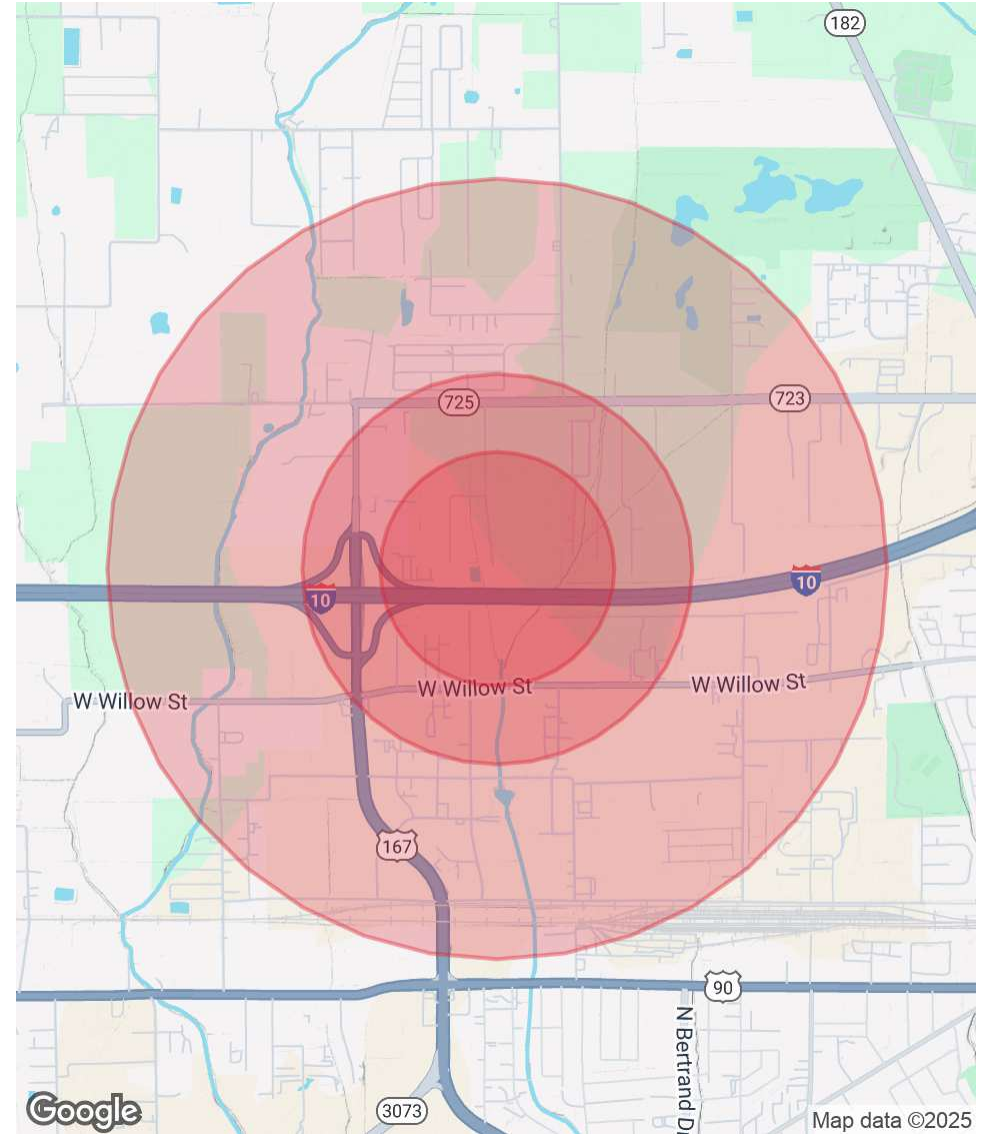
DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	48	288	2,049
Average Age	43	40	37
Average Age (Male)	42	39	36
Average Age (Female)	44	41	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	20	116	781
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$53,647	\$56,887	\$56,128
Average House Value	\$137,162	\$141,579	\$133,247

Demographics data derived from AlphaMap

TRAFFIC COUNT (SOURCE DOTD)	YEAR
I-10 @ N Ambassador Caffery Pkwy	17,159 VPD 2024
N Ambassador Caffery Pkwy Exit (North)	7,295 VPD 2024
Renaud Dr @ Brothers Rd	7,469 VPD 2024



OFFICE BUILDING
FOR SALE

MAX JUGE - RE/MAX COMMERCIAL
Each office independently owned and operated