



# CORPORATE REALTY

1706 Cannes Dr., LaPlace, LA 70068  
985.653.7368 | [corp-realty.com](http://corp-realty.com)

COMMERCIAL SPACE | FOR LEASE

## Mixed Use Space Available in Luling

**15 Dufresne Loop**

LULING, LA 70070

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## CONVENIENTLY LOCATED NEAR HALE BOGGS BRIDGE

15 Dufresne Loop, Luling, LA 70070

### DESCRIPTION

15 Dufresne Loop offers a versatile mixed-use commercial space ideally suited for retail, office, or service-oriented businesses. Located directly off River Road in Luling, this property benefits from strong local traffic, convenient access, and proximity to surrounding residential and commercial activity. Designed to accommodate both customer-facing retail and professional office use, the building provides flexibility for a wide range

of tenants seeking visibility and functionality in a well-established corridor with businesses serving the local community.

The building features a lobby and a variety of private office configurations as well as a larger open area. There are parking spaces in front of the building and the opportunity for monument signage.

### OVERVIEW

#### SIZE

214 sf - 1,945 sf

#### LEASE RATE

\$14.00/sf, gross (details on next page)

#### PARKING

68 spaces

#### ZONING

M1 Light Industrial



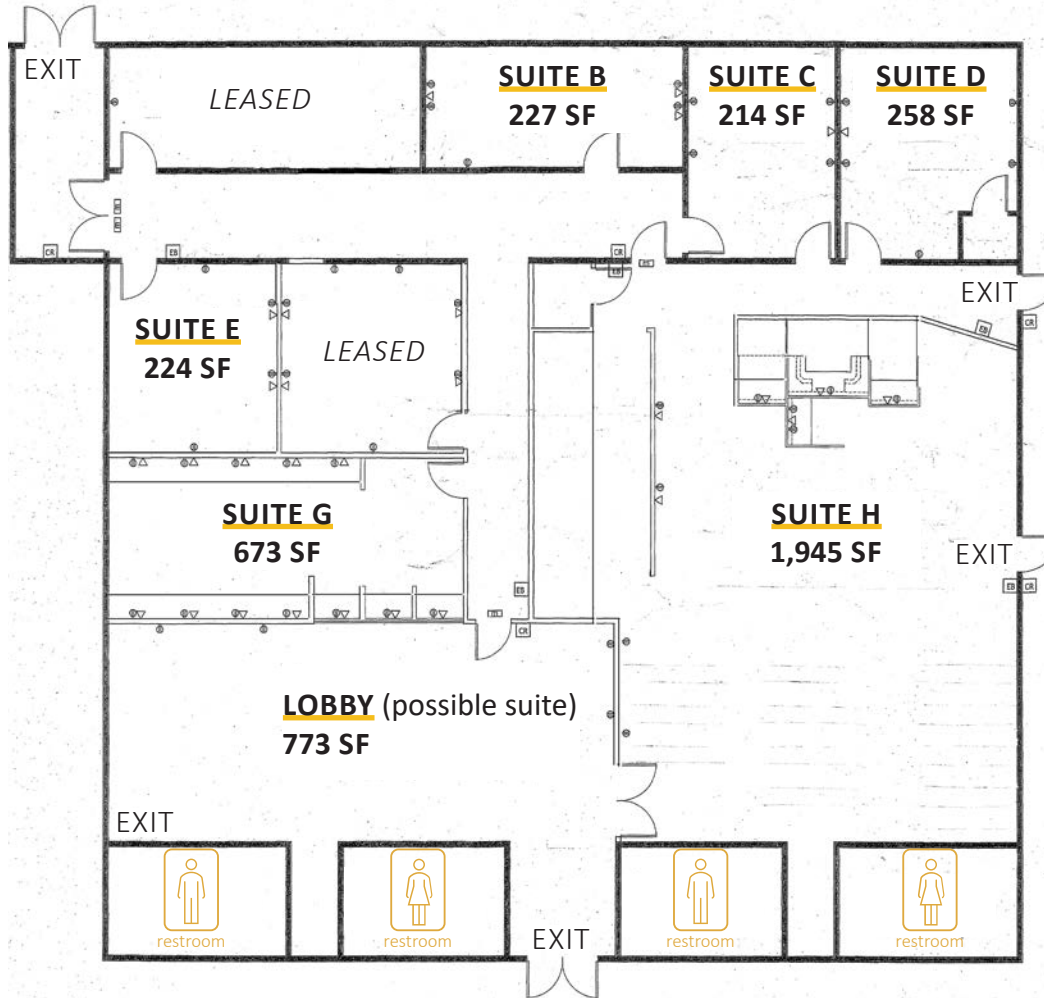
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# 15 DUFRESNE LOOP

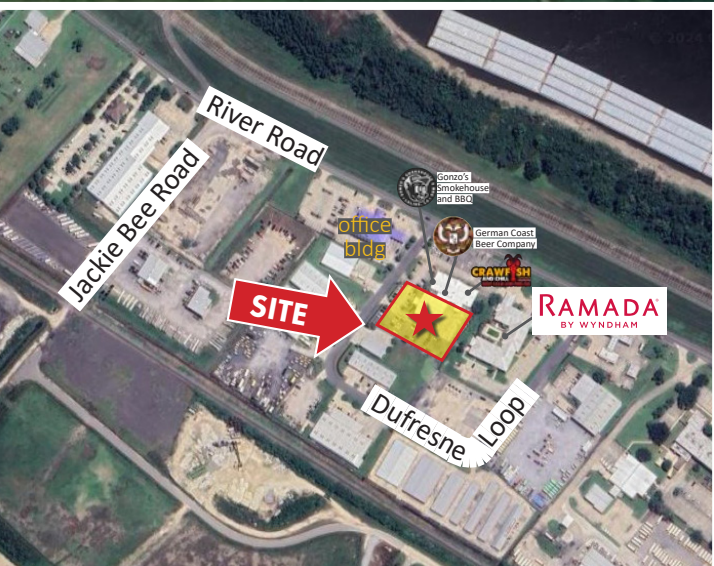
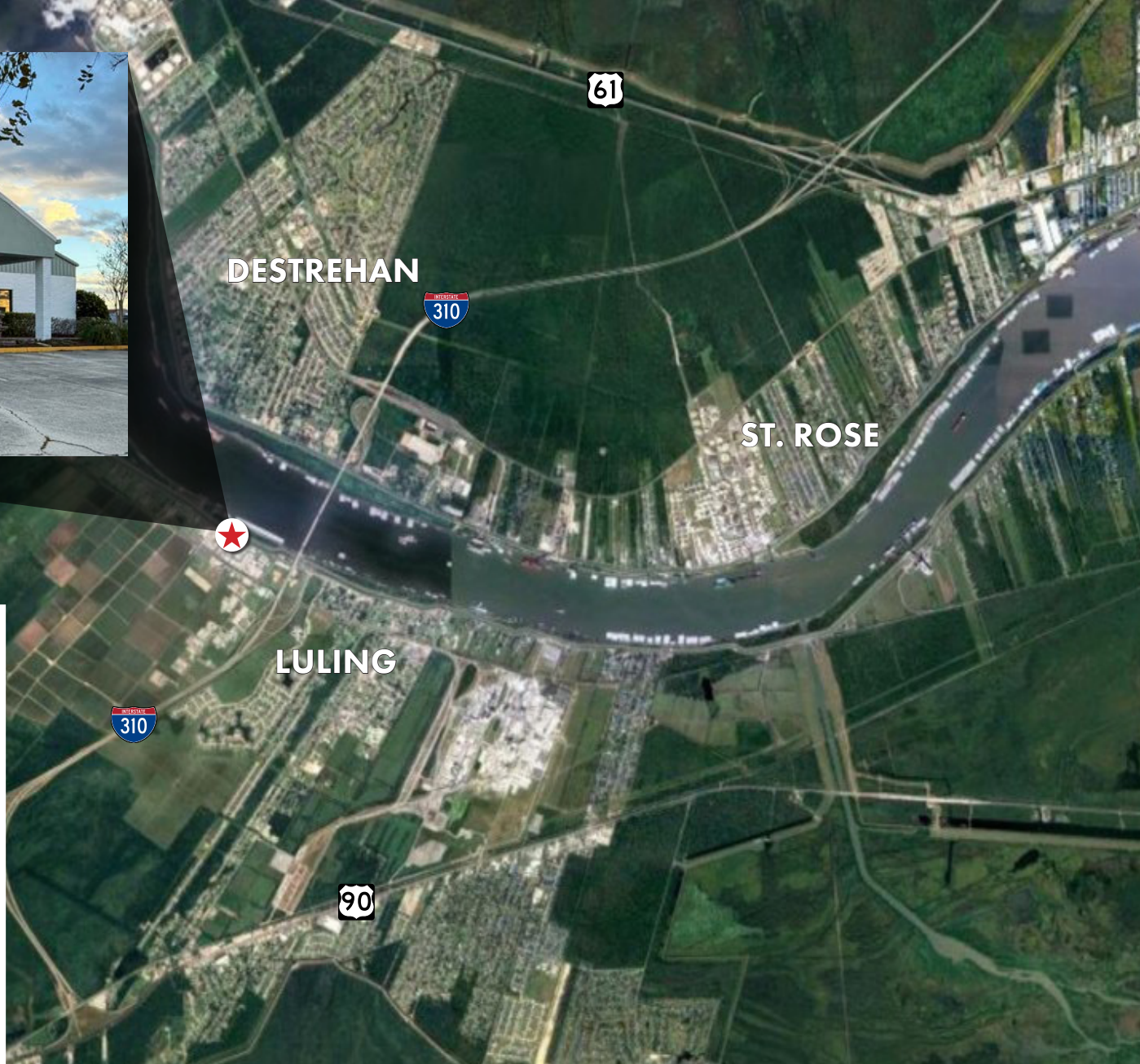
## FLOOR PLAN AND GROSS CHARGES



### GROSS CHARGES

- Lessee shall at Lessee's sole expense keep and maintain in good repair the tenant occupied portions of the Leased Premises including without limitation interior walls, floors, ceilings, lighting, and plumbing fixtures.
- Lessee shall pay a pro-rated cost of all utilities consumed on the Leased Premises. All utility charges on the Leased Premises shall be prorated and paid for by Lessee including cost of heat, water, electric current, gas, garbage pickup, sewer, and special fees.
- Lessee shall be fully responsible for the costs of replacement of lightbulbs, AC Filters, and fungible items during the term of its lease.
- For overall building maintenance expenses, a common area factor shall be used to calculate Lessee's pro rata share.





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