



AVAILABLE



For Sale or Lease Office Warehouse with Land



Location: 50 Coquille Drive, Belle Chasse, LA 70037
(Highland Industrial Park off Engineers Road)

Sales Price: \$620,000.00

Lease Price: \$4,500.00 per month net

Building Size:	1 st floor Office	1,250sf
	2 nd floor office	1,250sf
	Warehouse	5,000sf
	Total	7,500sf

Land Size: 53,000 square feet (1.22 acres) 212' x 250'

- Description:**
- Very clean building only 10 years old; office trailer to remain
 - Property is fenced and compacted with good 18 wheeler access
 - Ground level loading via 3 overhead doors
 - Well-kept Park with a common wastewater treatment plant
 - Monthly association fee for water treatment service

**JACK STUMPF
& ASSOCIATES, INC.**

COMMERCIAL REAL ESTATE SERVICES

1700 Central Boulevard
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Listing Agent: Jon Cerruti

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