201 Concord
Belle Chasse, LA 70037

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MLS# 2600008022







$3,500,000

Exceptional industrial opportunity in Belle Chasse offering approximately 66, 258 total square feet across a versatile multi-building complex designed for heavy industrial, fabrication, service, and warehouse operations. The property includes approximately 14, 840 SF of office space, 33, 225 SF of warehouse space, and 18, 193 SF of covered canopy/work area. The complex features multiple crane-served buildings with eave heights ranging from approximately 14' to 25'. Multiple overhead cranes are located throughout the property, including 1-ton, 2-ton, 2.5-ton, 3-ton, and a 25-ton crane, providing excellent capabilities for fabrication, equipment handling, manufacturing, and heavy industrial operations. One of the buildings also features paint booths. The expansive paved yard and covered work areas provide abundant space for equipment, material storage, loading, fabrication, and daily industrial operations. The combination of substantial warehouse space, office facilities, covered work areas, high-eave buildings, multiple overhead cranes, paint booth facilities, and a large operational yard creates a rare opportunity for an established industrial user, fabrication company, contractor, equipment company, manufacturer, or investor. Strategically located in Belle Chasse with convenient access to Plaquemines Parish and the greater



Brennan Billeaud
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Compass

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