



OFFICE/INDUSTRIAL FACILITY FOR LEASE

24,000-SF Across 4 Buildings | Fully Paved and Fenced Yard | New Orleans MSA

131 Keating Dr, Belle Chasse, LA 70037

OFFERING MEMORANDUM

Marcus & Millichap
PATEL YOZWIAK GROUP

INVESTMENT HIGHLIGHTS // OFFICE/INDUSTRIAL FOR LEASE

- **OFFICE AND INDUSTRIAL FACILITY FOR LEASE:** 24,000-SF of office and warehouse space across 4 buildings and 70,000-SF of fully paved concrete lot. Asking \$7/SF NNN with negotiable terms.
- **LARGE WAREHOUSE SPACE:** 10,500-SF of Industrial/Warehouse space with paved and fenced yard area for fleet parking or outdoor storage.
- **19,500-SF OF OFFICE SPACES:** Includes a 12,000-SF Class A corporate office building with fully separated parking and entrance.
- **DENSE INDUSTRIAL AND OFFICE HUB:** Located near multiple light industrial tenants just off of Woodland Highway with easy access to Mississippi River port activity and Interstates.
- **NEW ORLEANS METRO AREA:** The property is 8 miles from downtown New Orleans with a population of over 1 million. 6 miles from Naval Air Station Joint Reserve Base with 10,000 active duty and civilian workers.
- **STRONG AND GROWING DEMOGRAPHICS:** The population exceeds 167,100 within 5-miles of the property and is projected to increase by 2030. Average household incomes of over \$162,000 within 1 mile..

OFFERING SUMMARY // OFFICE/INDUSTRIAL FOR LEASE

ASKING RENT

Annual Rent	Rent/SF
\$168,000	\$7.00

LEASE SUMMARY

Lease Type:	Triple Net (NNN)
Lease Term:	Negotiable

PROPERTY DESCRIPTION

Address:	131 Keating Dr, Belle Chasse, LA 70037
Year Built:	2010
GLA:	24,000-SF
Lot Size:	+/-10.00-AC (4 Parcels)



SITE PLAN // 131 KEATING DRIVE



BUILDING AND SITE SUMMARY	
Building 1:	6,000-SF Office and 2,500-SF Warehouse
Building 2:	1,500-SF Office and 4,000-SF Warehouse
Building 3:	4,000-SF Warehouse
Building 4:	1,500-SF Corporate Office
Site:	70,000-SF Paved and Fenced Lot

MARKET SUMMARY // NEW ORLEANS, LA MSA

NEW ORLEANS

Known for its cuisine, culture, music and world-renowned Mardi Gras celebration, the New Orleans-Metairie metro is situated on the lower Mississippi River Delta in Southern Louisiana, where the Mississippi River drains into the Gulf of Mexico. The metro contains eight parishes, each centered around the city of New Orleans. These consist of Orleans, St. James, St. John the Baptist, Plaquemines, St. Charles, St. Bernard, Jefferson and St. Tammany. The area occupies both the east and west banks of the Mississippi, housing 972,000 residents metrowide.

ECONOMY

- The area benefits from proximity to the Gulf of Mexico, the seafood industry and maritime commerce. It is one of the busiest distribution hubs in the world for waterborne cargo.
- The petrochemical industry remains a major source of employment and a magnet for related firms.
- New Orleans' most celebrated economic sector is tourism. Leisure and hospitality positions accounted for close to 14 percent of the metro's workforce in 2024. Large employers include Caesars New Orleans Casino.
- Major employers are heavily concentrated in the education and health services sectors, such as LSU Health New Orleans and Tulane University.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

QUICK FACTS



POPULATION
972K
Growth 2024-2029*
0.3%



HOUSEHOLDS
415K
Growth 2024-2029*
1.0%

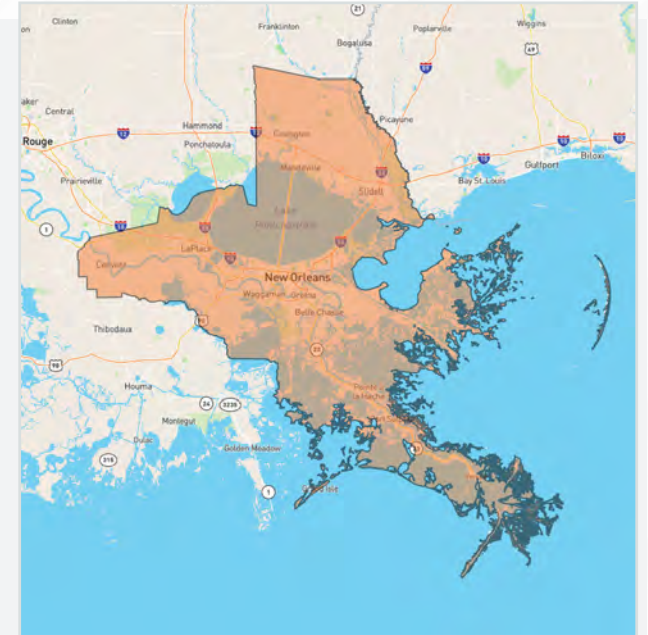


MEDIAN AGE
40.0
U.S. Median:
39.0



MEDIAN HOUSEHOLD INCOME
\$67,200
U.S. Median:
\$76,100

* Forecast



METRO HIGHLIGHTS



ESTABLISHED TRANSPORTATION INFRASTRUCTURE

Interstates, air, rail service and the Port of New Orleans strategically connect the metro to the national and global economy.



ROBUST TOURISM INDUSTRY

Tourism is a notable driver of the local economy. In 2022, New Orleans & Company estimated that the metro attracted over 17 million visitors.

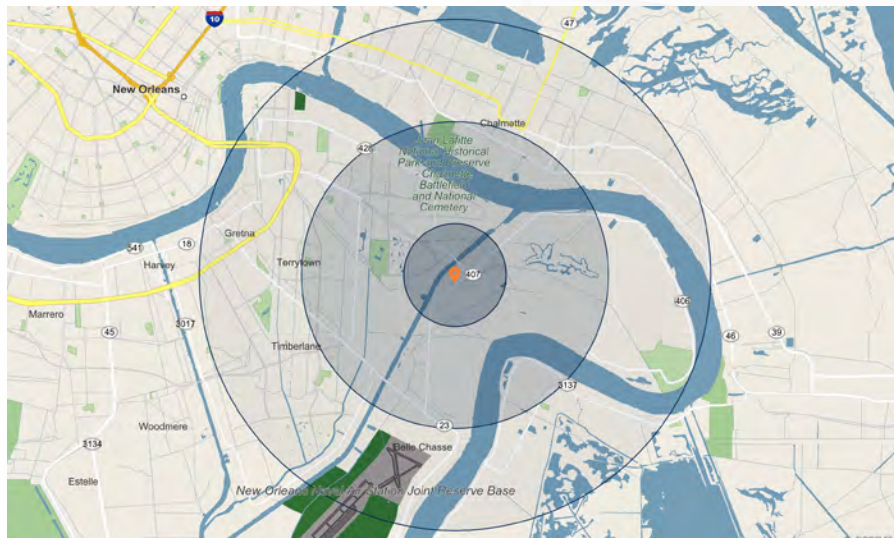


DISTINCT CULTURAL HERITAGE

New Orleans offers residents and visitors alike one of the most unique and celebrated local cultures in the United States.

DEMOGRAPHIC REPORT // BELLE CHASSE, LA

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	8,962	62,389	168,214
2025 Estimate			
Total Population	8,967	62,269	167,176
2020 Census			
Total Population	9,140	63,938	171,629
2010 Census			
Total Population	10,170	63,709	160,303
Daytime Population			
2025 Estimate	4,912	47,175	135,631
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	3,769	25,069	68,269
2025 Estimate			
Total Households	3,752	24,889	67,501
Average (Mean) Household Size	2.4	2.5	2.5
2020 Census			
Total Households	3,725	24,569	66,067
2010 Census			
Total Households	4,050	24,007	59,968



HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	4.4%	6.0%	5.0%
\$150,000-\$199,999	4.1%	8.4%	7.0%
\$100,000-\$149,999	11.6%	14.2%	13.0%
\$75,000-\$99,999	14.2%	12.6%	11.8%
\$50,000-\$74,999	24.4%	18.1%	16.9%
\$35,000-\$49,999	10.4%	11.2%	11.9%
\$25,000-\$34,999	7.2%	8.5%	9.4%
\$15,000-\$24,999	8.4%	9.0%	10.1%
Under \$15,000	15.4%	11.9%	14.9%
Average Household Income	\$75,385	\$86,795	\$78,004
Median Household Income	\$65,991	\$71,506	\$63,308
Per Capita Income	\$30,910	\$33,675	\$30,723
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	8,967	62,269	167,176
Under 20	26.0%	25.9%	26.9%
20 to 34 Years	21.5%	17.0%	18.4%
35 to 39 Years	7.1%	6.9%	7.3%
40 to 49 Years	12.4%	13.0%	12.9%
50 to 64 Years	16.2%	18.8%	18.2%
Age 65+	16.7%	18.4%	16.2%
Median Age	37.0	41.0	38.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	6,156	42,965	113,184
Elementary (0-8)	3.2%	5.1%	5.5%
Some High School (9-11)	4.0%	6.5%	8.9%
High School Graduate (12)	25.4%	27.9%	29.4%
Some College (13-15)	30.5%	23.5%	24.4%
Associate Degree Only	6.6%	7.0%	6.9%
Bachelor's Degree Only	17.5%	18.3%	15.3%
Graduate Degree	12.9%	11.7%	9.6%
Travel Time to Work			
Average Travel Time to Work in Minutes	28.0	28.0	29.0

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