



# INDUSTRIAL PROPERTY IN BELLE CHASSE, LA FOR SALE

9263 Louisiana 23, Belle Chasse, LA 70037

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## PROPERTY DESCRIPTION

Southeast Commercial is pleased to offer this unique opportunity in the bustling manufacturing and transportation hub of Belle Chasse, LA. This 64,105 SF property includes two warehouses to meet a variety of industrial and commercial needs.

### Key Features:

**Location:** Strategically positioned in Belle Chasse, known for its robust manufacturing and transportation sectors, as well as proximity to a thriving port.

Total Area: 64,105 sf lot

**Buildings:** Includes two warehouses with ample room for development.

**Main warehouse:** +/- 6,000 sf

**Smaller warehouse:** +/- 1,360 sf

\*\*\*Can also be purchased as part of the larger industrial complex next door which includes 5 buildings and 3.21 acres. Contact agent for details about the larger listing.

Don't miss this rare opportunity to establish or expand your operations in Belle Chasse's thriving industrial sector.

## OFFERING SUMMARY

Sale Price:	\$675,000
Building Size:	7,360 SF
Zoning:	C-2

## INDUSTRIAL PROPERTY FOR SALE

### PROPERTY SUMMARY





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Land: 64,105 sf  
Warehouse: 6,000 sf  
Small Warehouse: 1,360 sf



9263 LA 23  
Land: 1.47 acres  
Main Warehouse: 6,000 sf  
Small Warehouse: 1,360 sf

9203 LA 23  
Land: 3.21 acres  
Total Improvements: 73,649 sf  
  
Bldg 2: 20,880 sf  
Bldg 3: 26,500 sf  
Bldg 4: 2,400 sf  
Bldg 5 & 6: 23,869 sf



INDUSTRIAL PROPERTY FOR SALE

ADDITIONAL PHOTOS



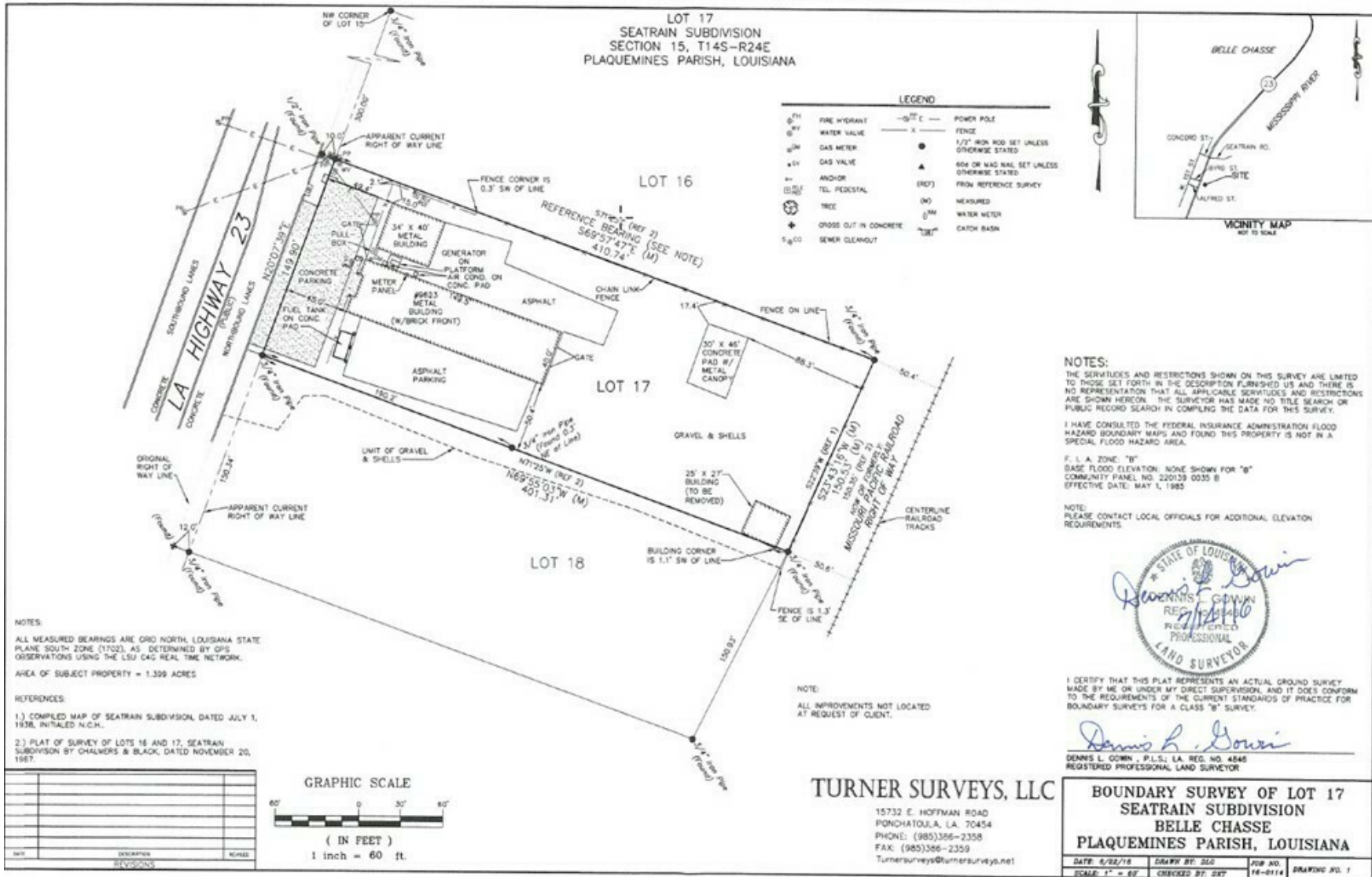


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INDUSTRIAL PROPERTY FOR SALE

SURVEY

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



**SOUTHEAST COMMERCIAL REAL ESTATE**



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**\$93,157**

Average Household Income within 15 minutes of site.



**37**

Median Age Within 15 minutes of site.



**35,384**

Number of housing units within 15 minutes of site.

2024 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	5,813	12,593	86,093
Average HH Income	\$97,523	\$110,139	\$93,157
2029 Projections	5 Minutes	10 Minutes	15 Minutes
Population	5,592	12,228	84,076
Average HH Income	\$110,725	\$125,377	\$109,016

### Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

INDUSTRIAL PROPERTY FOR SALE

AREA DEMOGRAPHICS



**SOUTHEAST  
COMMERCIAL**  
REAL ESTATE