

OFFERING MEMORANDUM

FLEX BUILDING - FOR SALE

116 Newspaper Drive, LaPlace, LA 70068

FOR SALE: \$299,000



5,038 SF | 0.69 AC

CONTACTS

State Broker:

BRIAN BROCKMAN - BROKER

License #: BROK.0995684990-ASA

Bang Realty

513.898.1551 | bangbcs@bangrealty.com

National Account Manager:

DANIEL LYNCH

BellCornerstone

315.498.1600

dlynch@bellcornerstone.com

OFFERING MEMORANDUM

116 NEWSPAPER DRIVE

LaPlace, LA 70068

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





Table of Contents

EXECUTIVE SUMMARY	4
MARKET OVERVIEW	5
SITE OVERVIEW	6
PARCEL MAP	7
PICTURES	8

EXECUTIVE SUMMARY

116 NEWSPAPER DRIVE

LaPlace, LA 70068

116 Newspaper Drive, is a flex property, totaling 5,083 SF with 3,038 SF of office and 2,045 SF warehouse space and situated on a 0.69-acre lot. The property presents an exciting investment/owner-user opportunity with several noteworthy features providing flexibility to accommodate a wide range of businesses.



MARKET OVERVIEW



Laplace, Louisiana



Laplace, Louisiana, is a charming town located in St. John the Baptist Parish, along the Mississippi River in the southeastern part of the state. It lies in a region known for its lush greenery, bayous, and swamps, offering a unique natural environment. Laplace is situated about 25 miles west of New Orleans and 20 miles east of Baton Rouge, making it part of the greater New Orleans metropolitan area. Historically, Laplace's economy has been driven by agriculture, particularly sugar cane farming, due to its fertile land. Over the years, the town has seen industrial growth, with the presence of chemical plants and manufacturing facilities contributing to its economy. Laplace boasts a rich cultural heritage, with influences from Cajun, Creole, and African-American traditions. The town hosts various festivals and events throughout the year, celebrating its diverse cultural heritage, including music, food, and art. The town's proximity to New Orleans and Baton Rouge provides access to a wide range of cultural attractions, dining, and entertainment options.



SITE OVERVIEW

SITE

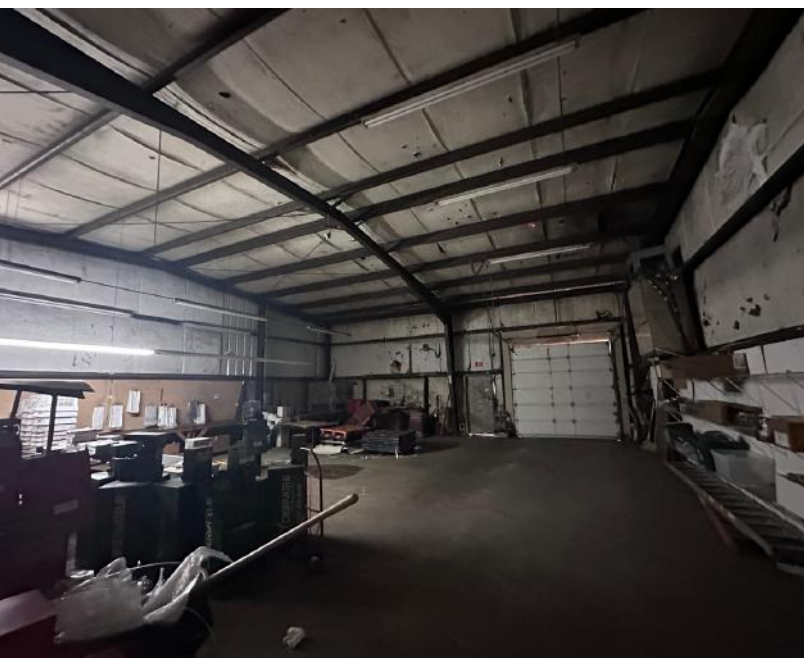
Property Type:	Flex
Zoning:	C-3
Building SF:	5,083 SF Total 3,038 SF Office 2,045 SF Warehouse
Acres:	0.69 AC
Floors:	1
Dock Doors:	1
Parking:	Ample

UTILITIES

Water:	Sant John the Baptist Parish Utilities Department
Electric:	Entergy







BANG

REALTY

State Broker:

BRIAN BROCKMAN - BROKER

License #: BROK.0995684990-ASA

Bang Realty

513.898.1551 | bangbcs@bangrealty.com

BELLCORNERSTONE

Commercial Real Estate

National Account Manager:

DANIEL LYNCH

BellCornerstone

315.498.1600 | dlynch@bellcornerstone.com



**We Sell BIG
Buildings. *FAST.***