

For Lease



1904 Engineers Road, Belle Chasse, LA 70037

Building: 6,660 Square Feet	Eave Height: 16'
Office: 1200 Square Feet	Skylights: No
Construction: Brick, Block & Metal	Sprinkler: No
Parking: 12 Spaces	Yard Area: Yes
Loading: (1) 14'x14' Ground Door, (1) 10'x12' Dock Doors (truck well)	

Lease Price:	\$3,535.35 per mo. (\$6.37 psf) Net
2025 Taxes:	\$3,650.22 – (\$304.19 per mo.)_ \$0.55 psf
2025-26 Insurance:	\$9,645.67 – (\$803.81 per mo.) \$1.45 psf
CAM:	\$3,185.00 – (\$265.42 per mo.) \$.48 psf
TOTAL PER MO.	\$4,908.77

Further Information:

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