



Each office independently owned and operated

FOR SALE/LEASE

INDUSTRIAL PROPERTY

MAX JUGE - RE/MAX COMMERCIAL

201 Evans Road | Suite 444

Metairie, LA 70124

504.838.0001

23516 HAVEN BOULEVARD - FOR SALE OR LEASE

PONCHATOULA, LA 70454



PRESENTED BY:

MAX JUGE

Sales Associate

504.838.0001

LA #995716624

FOR SALE/LEASE

INDUSTRIAL PROPERTY

PROPERTY SUMMARY

23516 HAVEN BOULEVARD - FOR SALE OR LEASE

PONCHATOULA, LA 70454



PROPERTY DESCRIPTION

23516 Haven Blvd is available for lease or sale! This newly constructed warehouse / retail center - sitting on a generous ~ 1.58 acres - is available for immediate tenant move-in or a new owner. Located directly off I-12 on Exit 47 in Ponchatoula, 23516 Haven Blvd is ideally positioned for a variety of different uses. Each suite has drive-in overhead doors, with suites 100 & 300 having two. Ample parking for customers and employees. One space is currently occupied (2,705 SF), with two other suites (totaling 4,240 SF) currently vacant. NNN lease offering.

Spaces can be leased together or separate.

Please contact agent for more information on this listing.

SALE OFFERING

Sale Price:	\$1,200,000
Building Size	6,945 SF
Zoning:	none (no zoning requirements)

LEASE OFFERING (NNN)

	SUITE 200	SUITE 300
Year 1	\$9.99/SF/Yr	\$12.00/SF/Yr
Year 2:	\$12.00/SF/Yr	\$12.50/SF/Yr
Year 3:	\$12.50/SF/Yr	\$13.00/SF/Yr
Year 4:	\$13.00/SF/Yr	\$13.50/SF/Yr
Year 5:	\$13.50/SF/Yr	\$14.00/SF/Yr



MAX JUGE - RE/MAX COMMERCIAL
Each office independently owned and operated

MAX JUGE

Sales Associate

504.838.0001

mjuge@nolacommercial.com

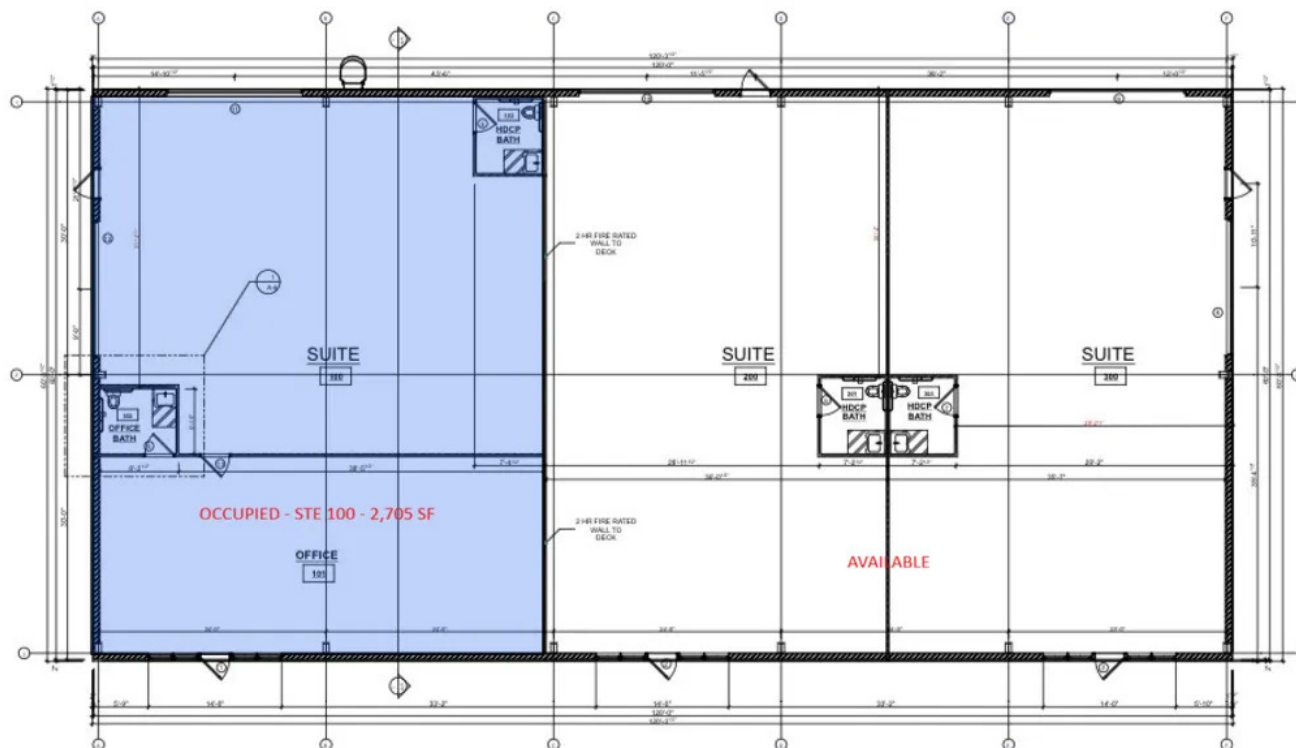
LA #995716624

201 Evans Road | Suite 444
Metairie, LA 70124

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

23516 HAVEN BOULEVARD - FOR SALE OR LEASE

PONCHATOULA, LA 70454



DIMENSION FLOOR PLAN

SQUARE FOOTAGE	
SUITE 100 SHOP AREA	1757
OFFICE AREA	948
SUITE 200	2120
SUITE 300	2120
TOTAL	6945

[illegible]

MAX JUGE - RE/MAX COMMERCIAL
Each office independently owned and operated

MAX JUGE

Sales Associate

504.838.0001

mjuge@nolacommercial.com

LA #995716624

201 Evans Road | Suite 444
Metairie, LA 70124

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

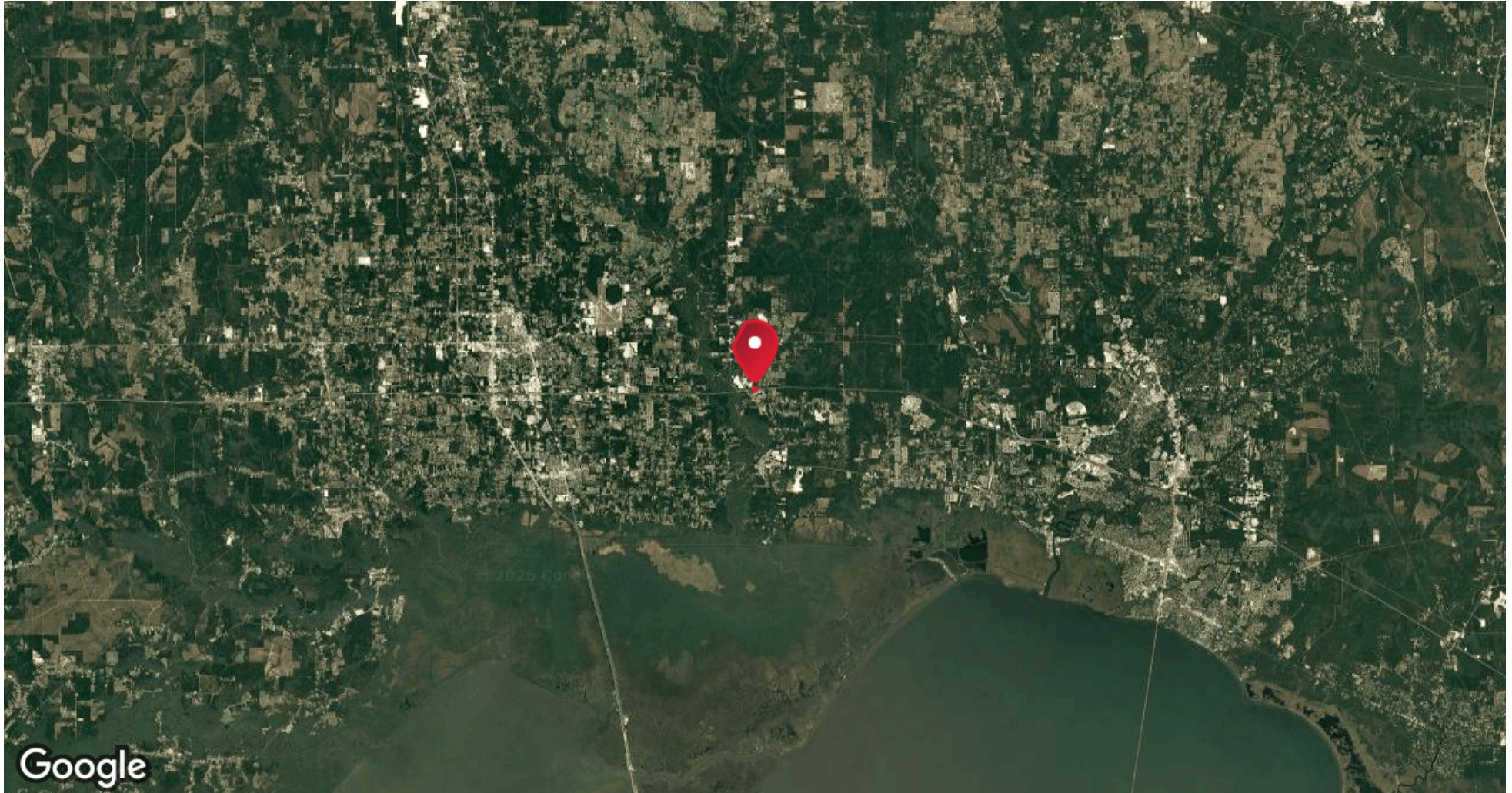
FOR SALE/LEASE

INDUSTRIAL PROPERTY

LOCATION MAP

//23516 HAVEN BOULEVARD - FOR SALE OR LEASE

PONCHATOULA, LA 70454



MAX JUGE - RE/MAX COMMERCIAL
Each office independently owned and operated

MAX JUGE

Sales Associate

504.838.0001

mjuge@nolacommercial.com

LA #995716624

201 Evans Road | Suite 444
Metairie, LA 70124

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

FOR SALE/LEASE

INDUSTRIAL PROPERTY

ADDITIONAL PHOTOS

23516 HAVEN BOULEVARD - FOR SALE OR LEASE

PONCHATOULA, LA 70454



MAX JUGE - RE/MAX COMMERCIAL
Each office independently owned and operated

MAX JUGE

Sales Associate

504.838.0001

mjuge@nolacommercial.com

LA #995716624

201 Evans Road | Suite 444
Metairie, LA 70124

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

23516 HAVEN BOULEVARD - FOR SALE OR LEASE

PONCHATOULA, LA 70454

POPULATION

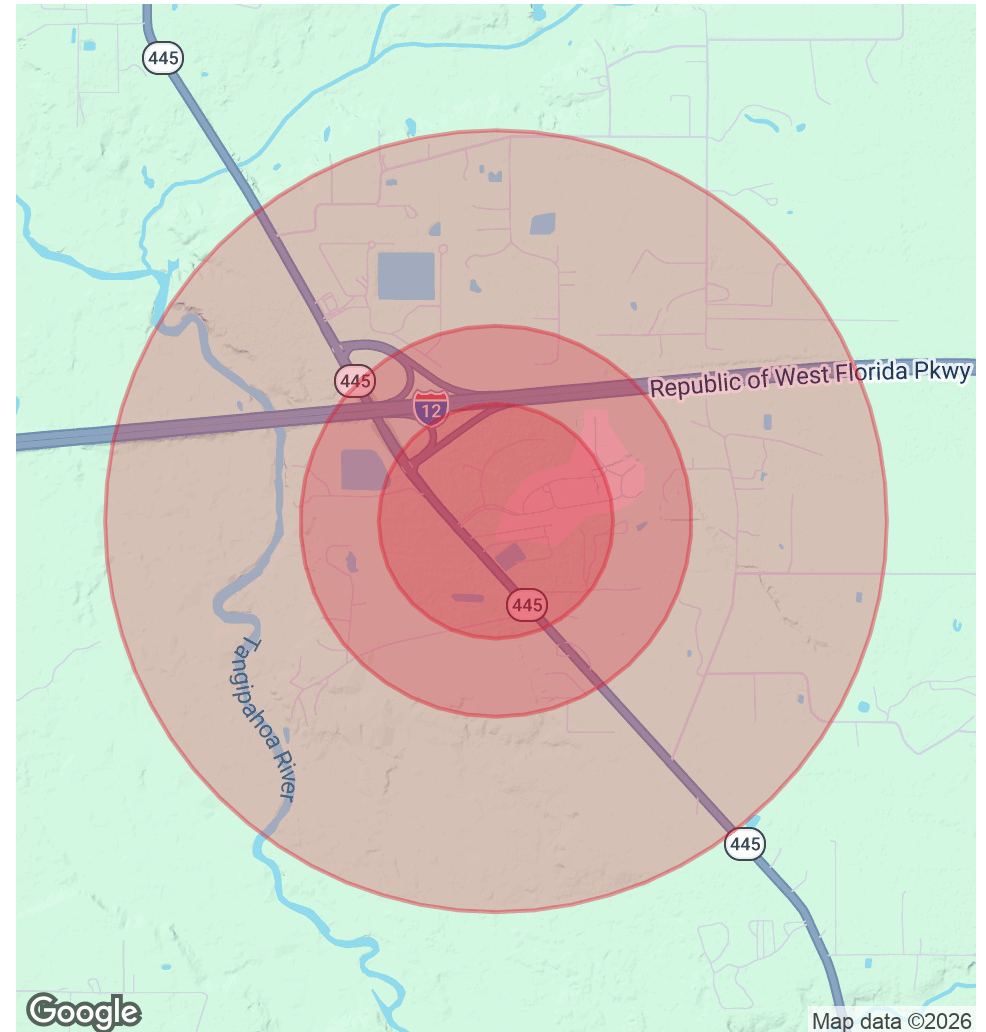
	0.3 MILES	0.5 MILES	1 MILE
Total Population	99	249	643
Average Age	38	37	37
Average Age (Male)	37	37	37
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	36	91	236
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$84,358	\$84,354	\$84,045
Average House Value	\$409,094	\$408,954	\$400,561

TRAFFIC COUNTS

TRAFFIC COUNTS	0.3 MILES	0.5 MILES	1 MILE
I-12 @ 48.31 69,862 VPD (2025)	/day		
HWY 445 @ Holmes Lane 13,592 VPD (2025)			
2020 American Community Survey (ACS)			



MAX JUGE - RE/MAX COMMERCIAL
Each office independently owned and operated

MAX JUGE

Sales Associate

504.838.0001

mjuge@nolacommercial.com

LA #995716624

201 Evans Road | Suite 444
Metairie, LA 70124