

Service Center One

100 Alpha Dr, Destrehan, LA 70047



Listing ID:	30401205
Status:	Active
Property Type:	Industrial For Lease
Industrial Type:	Flex Space, Industrial-Business Park
Contiguous Space:	4,840 - 14,520 SF
Total Available:	24,016 SF
Lease Rate:	\$8.75 - 12.50 PSF (Annual)
Base Monthly Rent:	\$3,529 - 8,671
Lease Type:	Modified Gross
Ceiling:	18 ft.
Drive-In Bays:	1 Bay (Varies by space)

Overview/Comments

Well maintained tilt up concrete office/warehouse building located in Plantation Business Campus, a 165 acre mixed use development on River Road (LA 48) at the foot of the Destrehan-Luling Mississippi River bridge. Easy access to both Interstate 10 and US Highway 90 via the I-310 connector. Available suites range from 4,840 sf to 14,520 sf. The business park has experienced a significant degree of activity with the completion of an 81,000 sf Class A distribution facility for the Okonite Company, the St. Charles Parish eastbank library facility, a 60,000 sf medical office building for Ochsner/St. Charles Parish Hospital and activity at Destrehan Plantation, a 200+ year old plantation home located in the center of Plantation Business Campus.



More Information Online

<https://www.lacdb.com//listing/30401205>

QR Code

Scan this image with your mobile device:



General Information

Tax ID/APN:	352800C000B1
Industrial Type:	Flex Space, Industrial-Business Park, Light Industrial, Office Showroom
Zoning:	M-1 (LIGHT INDUSTRIAL)

Building Name:	Service Center One
Gross Building Area:	47,910 SF
Building/Unit Size (RSF):	47,910 SF

Available Space

Suite/Unit Number:	100	Date Available:	01/01/2021
Space Available:	9,496 SF	Lease Rate:	\$12.50 PSF (Annual)
Minimum Divisible:	9,496 SF	Lease Type:	Modified Gross
Maximum Contiguous:	9,496 SF	Kitchen/Breakroom:	Yes
Space Subcategory 1:	Flex Space	Drive In Bays:	1
Space Subcategory 2:	Office Showroom	Ceiling Height:	18
Space Type:	Relet		

Space Description Attractively built out office and light assembly space offering a combination of private offices and open bullpen areas. One grade level roll up door provides access to rear of building. Space is 95% climate controlled.

Available Space

Suite/Unit Number:	107 - 110	Space Type:	Relet
Space Available:	9,680 SF	Date Available:	07/01/2019
Minimum Divisible:	4,840 SF	Lease Rate:	\$9.50 - 10.75 PSF (Annual)
Maximum Contiguous:	14,520 SF	Lease Type:	Modified Gross

Available Space

Suite/Unit Number:	112	Maximum Contiguous:	14,520 SF
Space Available:	4,840 SF	Space Description:	Raw space offered for storage. Owner is willing to build out office improvements.
Minimum Divisible:	4,840 SF		

Space Type:
Date Available:

Relet
04/01/2019

Lease Rate:
Lease Type:

\$8.75 PSF (Annual)
Modified Gross

Area & Location

Market Type: Small

Building Related

Tenancy: Multiple Tenants
Property Condition: Excellent
Sprinklers: Wet

Land Related

Zoning Description: M-1 (Light Industrial)

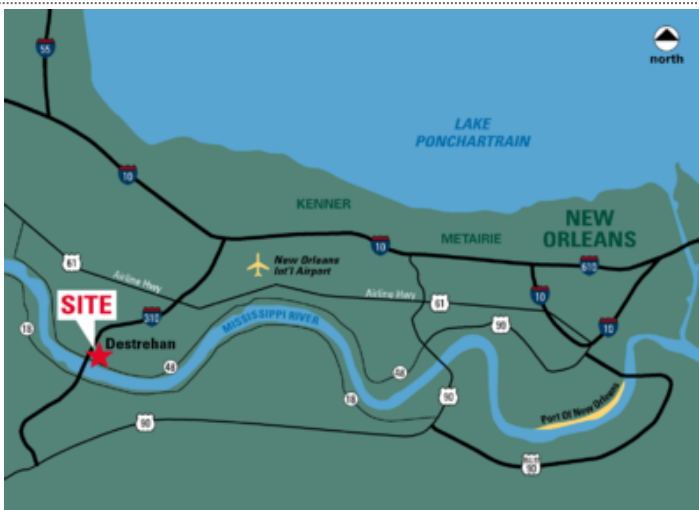
Location

Address: 100 Alpha Dr, Destrehan, LA 70047
County: Saint Charles

MSA: New Orleans-Metairie
Submarket: St Charles Parish



Property Images



Plantation Business Campus Map



PBC Sign



Suite 100 – Entry



Suite 100 – Conference Room



Suite 100 – Open Office (1)



Suite 100 – Break Room



Suite 100 – Office (1)



Suite 100 – Files and Repro (1)



Suite 100 – Warehouse

Property Contacts



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