

## FOR LEASE

- \$7.25 PSF + NNN
- Estimated NNN - \$1.69 PSF
- \* **NNN Subject to Change** \*

### PROPERTY DESCRIPTION

Ideally located on South Airport Road in Hammond, just .5 miles north of I-12, this ±20,000 SF distribution and logistics warehouse offers outstanding functionality for distribution, logistics, or light manufacturing operations. The building features a clear-span layout measuring 100' x 200', with 17-foot eave height and 22-foot center height, providing flexible space for racking, equipment, or operational buildout.

The warehouse is equipped with three 12' x 14' roll-up doors along the exterior, plus an interior truck well with its own roll-up door, enabling efficient loading, unloading, and circulation for multiple trucks or delivery operations. The property also includes a ±0.50-acre stabilized and fully fenced laydown yard, along with a front parking lot and side yard, offering ample space for vehicle staging, equipment storage, or material handling.

±1,300 SF of office space features three private offices and two restrooms, providing a professional administrative area while leaving room for additional buildout or tenant-specific modifications.

Strategically positioned in Tangipahoa Parish, a hub at the crossroads of the South with access to regional airports, intersecting interstates and state highways, a shallow draft port, and main line rail, this property benefits from outstanding regional connectivity. The nearby Hammond Northshore Regional Airport, the largest general aviation airport on the northern shore of Lake Pontchartrain, accommodates corporate and freight operations. The city of Hammond provides additional infrastructure, including Canadian National Rail access, quick interstate connections, and proximity to Southeast Louisiana University, making this an ideal location for industrial and logistics operations.



SUMMARY

EXTERIOR  
PHOTOS

INTERIOR  
PHOTOS

SITE PLAN

AERIAL

MAP

DEMOGRAPHICS



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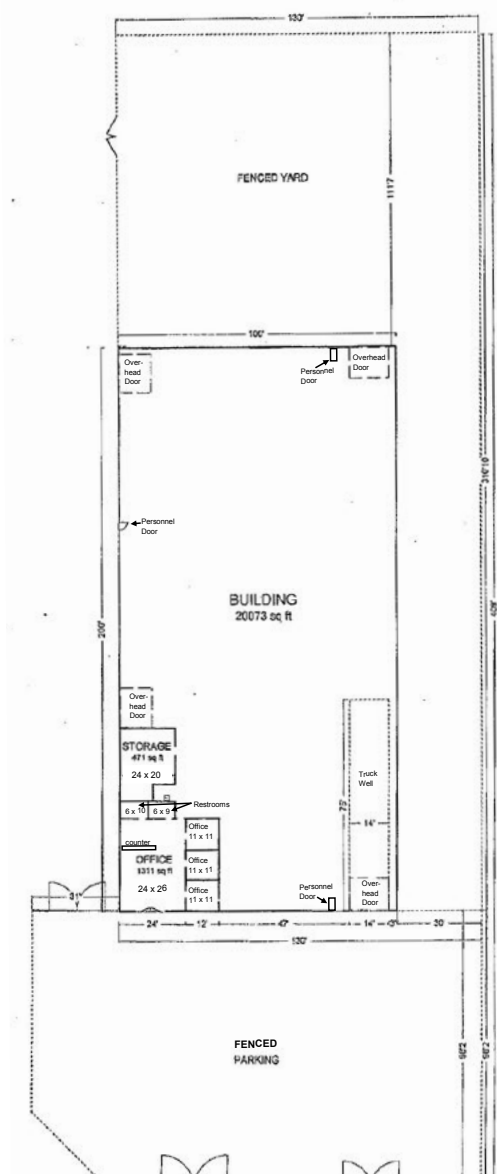
MAP

DEMOGRAPHICS



**PROPERTY INFO**

- Property Size: 1.56 Acres
- Building Size: 20,000 SF
- Warehouse: +/- 18,700 SF (Clear Span)
- Office Space: +/- 1,300 SF
- Drive in Doors: 3
- Loading Docks: 1 (Truck Well)
- Lay Down Yard: +/- 21,000 SF



• **CLICK IMAGE FOR LARGER VIEW**

Information from: Downtown Development District of New Orleans (2024)

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EXTERIOR PHOTOS

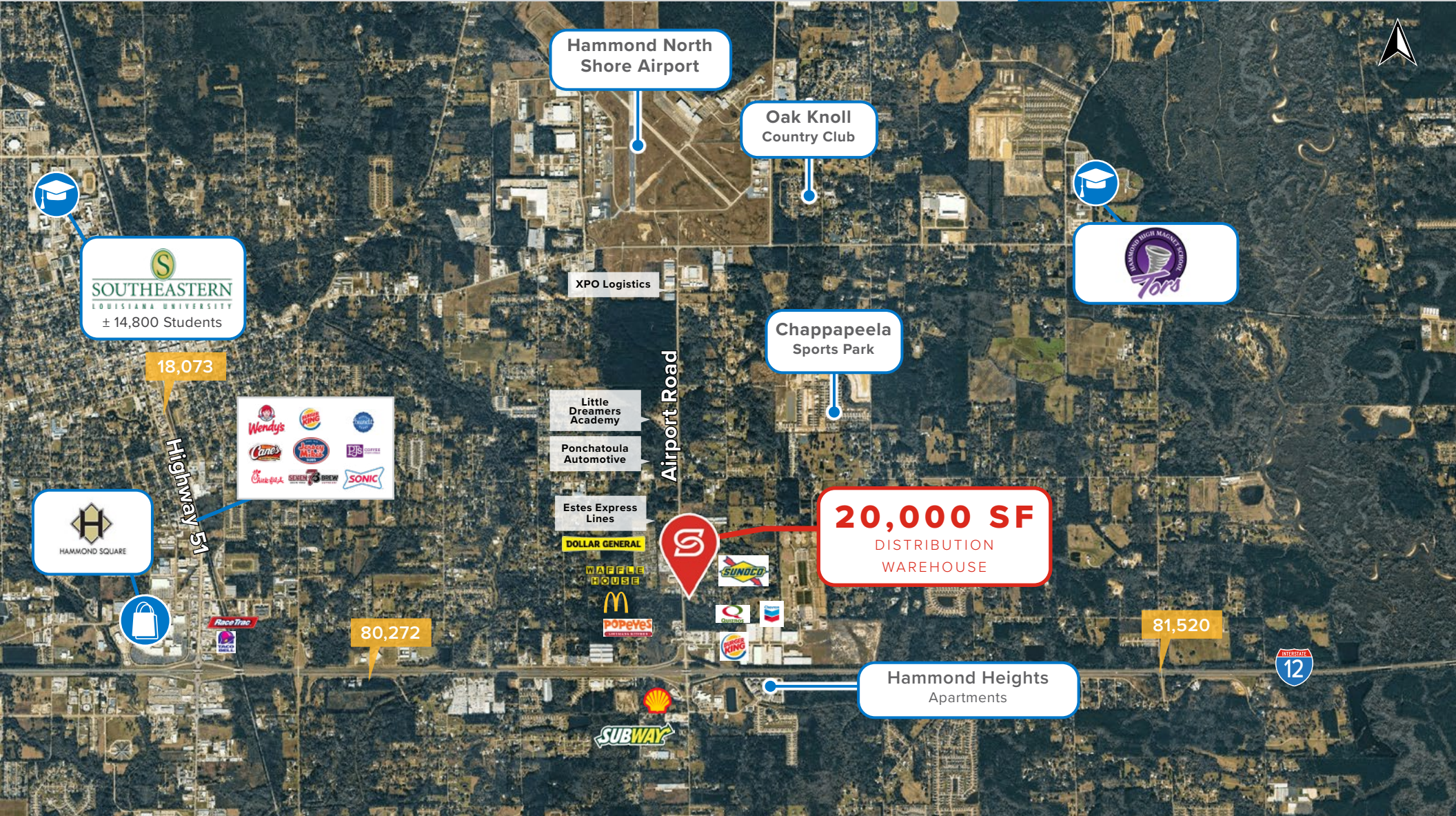
INTERIOR PHOTOS

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**20,000 SF**  
 DISTRIBUTION WAREHOUSE

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INTERIOR PHOTOS

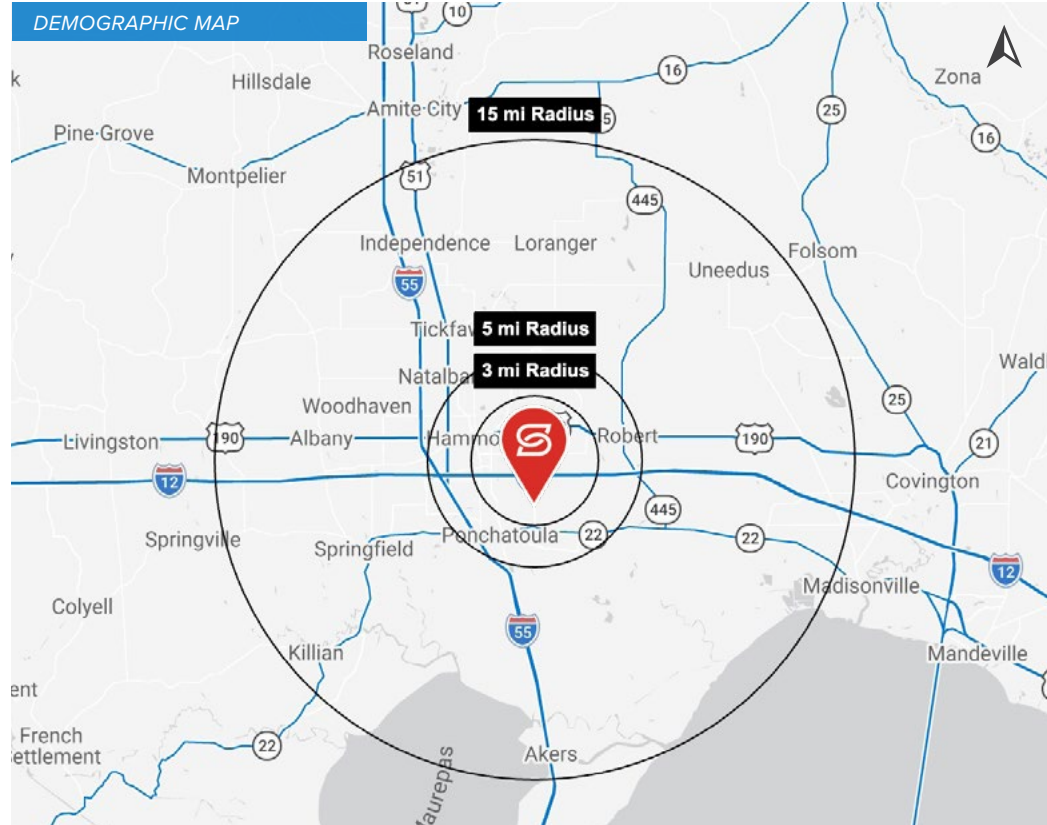
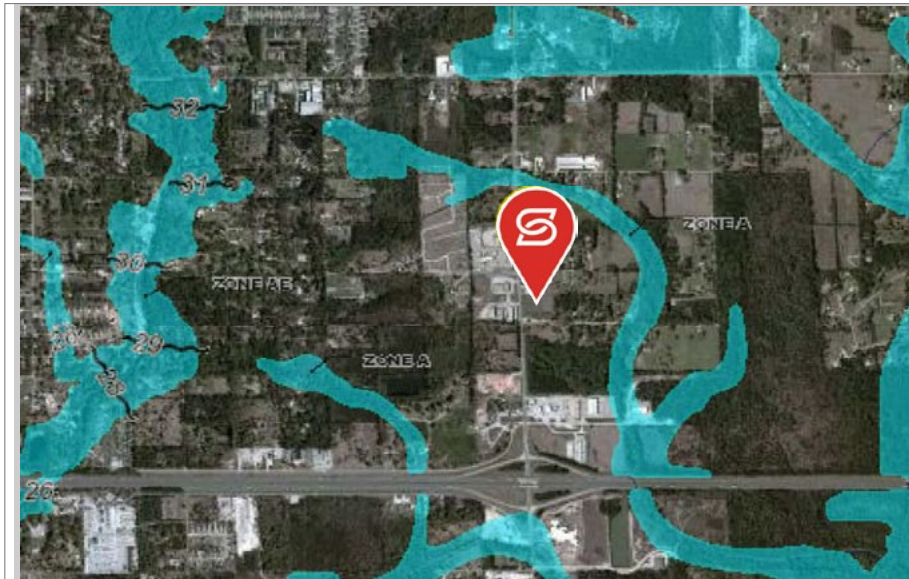
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**DEMOGRAPHICS**

FLOOD MAP - ZONE X



## 2025 DEMOGRAPHICS

