



INDUSTRIAL WAREHOUSE WITH COVERED STORAGE IN LULING

760 PAUL MAILLARD RD, LULING, LA 70070



OFFERED: FOR SALE

SALE PRICE: \$450,000 (\$71.97/SF)

±6,253 SF | ±0.42 ACRES

- Steel-frame construction
- Covered laydown yard with elevated concrete pad
- ±5 minutes from I-310 and the Hale Boggs Memorial Bridge
- Zoned C2 - General Commercial District

CONTACT:

BRADY BECKER ADRIEN FOLEY
985.703.1140 504.352.3783

800.895.9329 | <https://elifinrealty.com> | September 2026

640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- Now for sale, 760 Paul Maillard Rd offers a ±6,253 SF industrial warehouse with a large covered laydown yard on a ±0.42-acre parcel.
- The property features steel-frame construction on a poured concrete pad and dual frontage along Paul Maillard Rd and Paul Fredrick St. The covered laydown yard/storage can be easily converted into a warehouse.
- Located along the Mississippi River Industrial Corridor, minutes from Bayer Luling, Dow St. Charles, Shell Norco, and Valero St. Charles, the property is ±5 minutes from I-310 and the Hale Boggs Memorial Bridge, providing convenient access throughout the region.
- The site is in FEMA Zone X, and zoned C2 General Commercial.
- Property will be delivered vacant.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	760 Paul Maillard Rd
City, State, Zip	Luling, LA 70070
County	St. Charles Parish
Market	LA - New Orleans MSA
Side Of The Street	Northwest
Road Type	Paved
Nearest Highway	Paul Maillard Rd - Hwy 52
Nearest Airport	Louis Armstrong (MSY)

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	C2 - General Commercial District
Lot Size	±0.42 Acres
Building Size	±6,253 SF
APN #	253800000019
Lot Frontage	±160 ft
Lot Depth	±173 ft

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EXTERIOR PHOTOS

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INTERIOR PHOTOS



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AERIAL PHOTOS

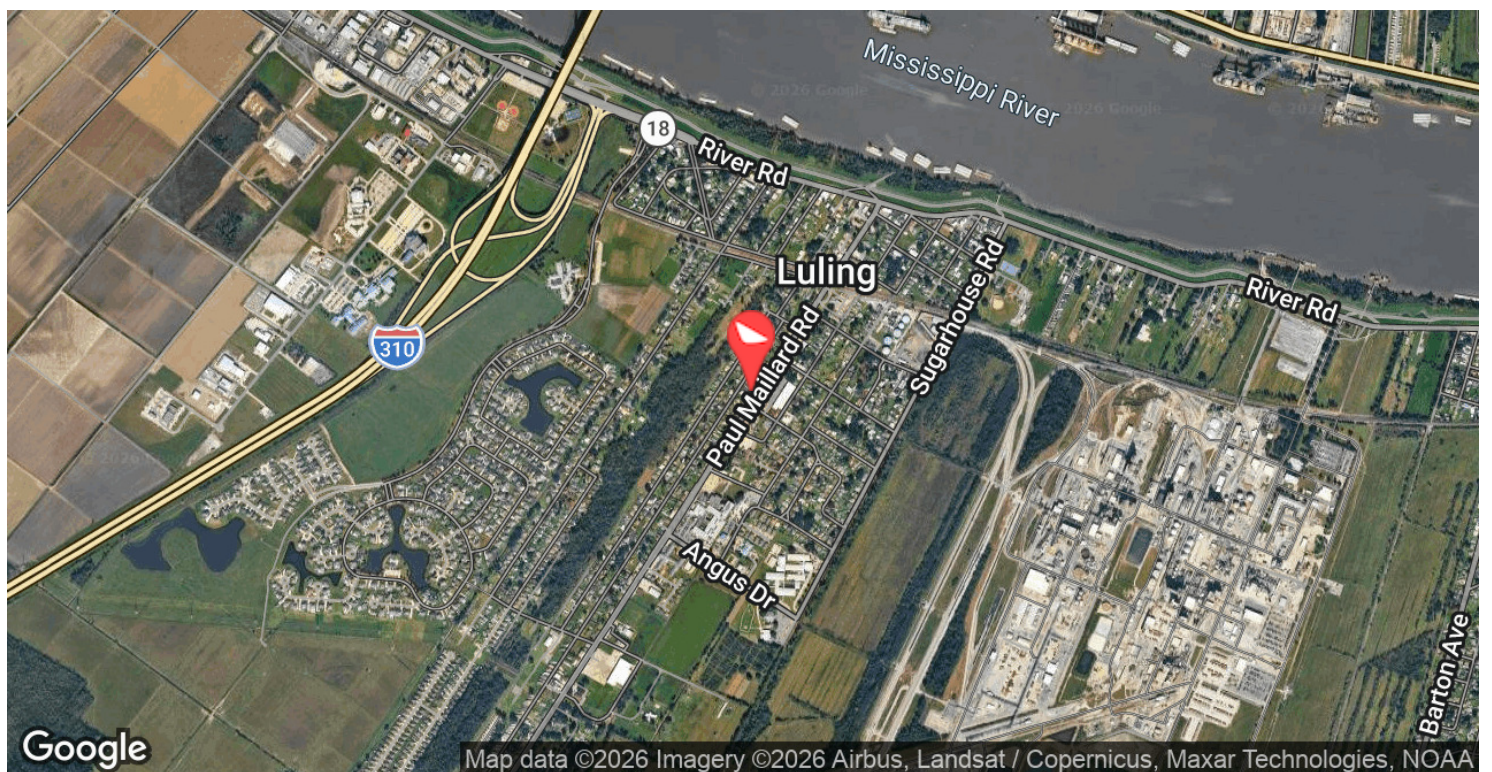
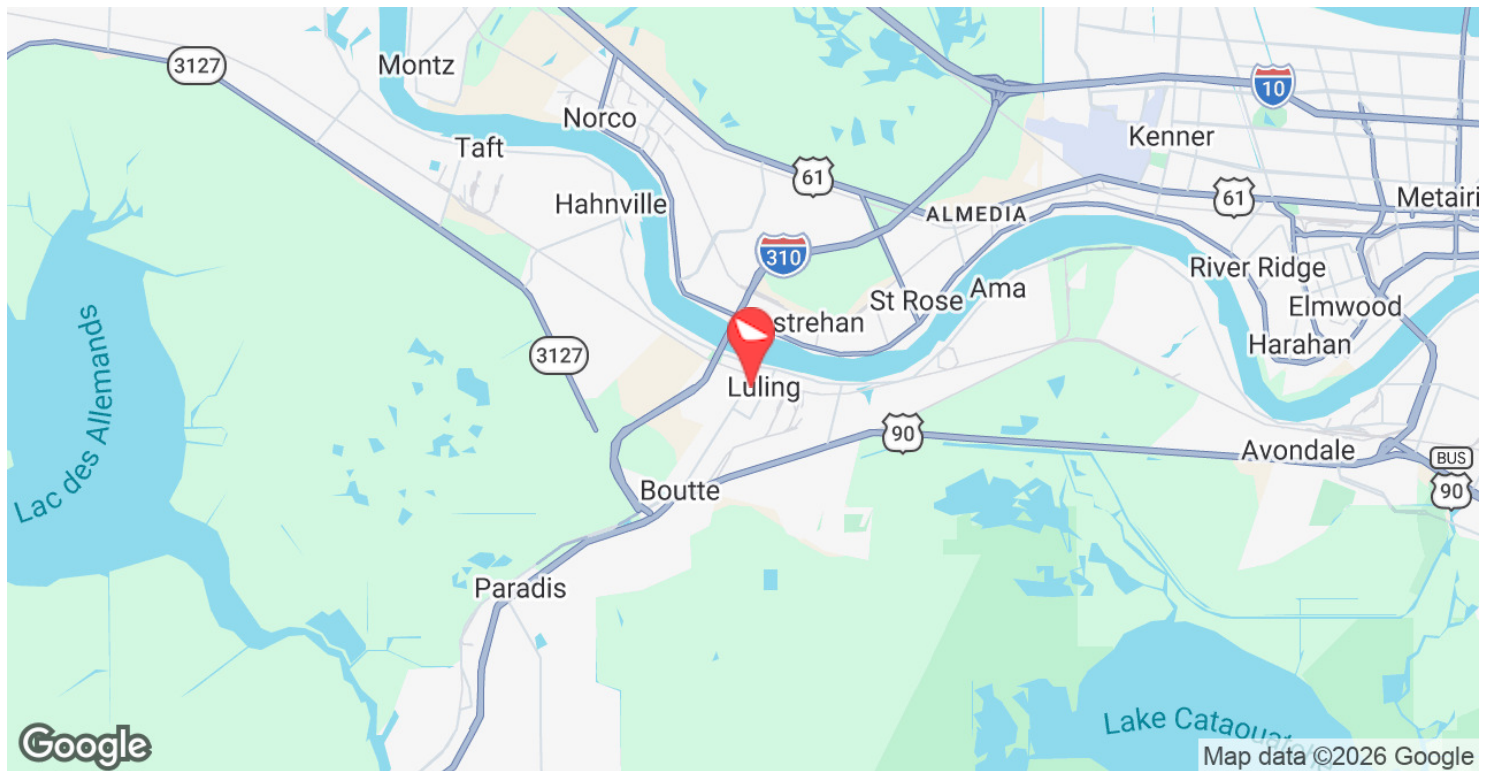
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LOCATION MAP

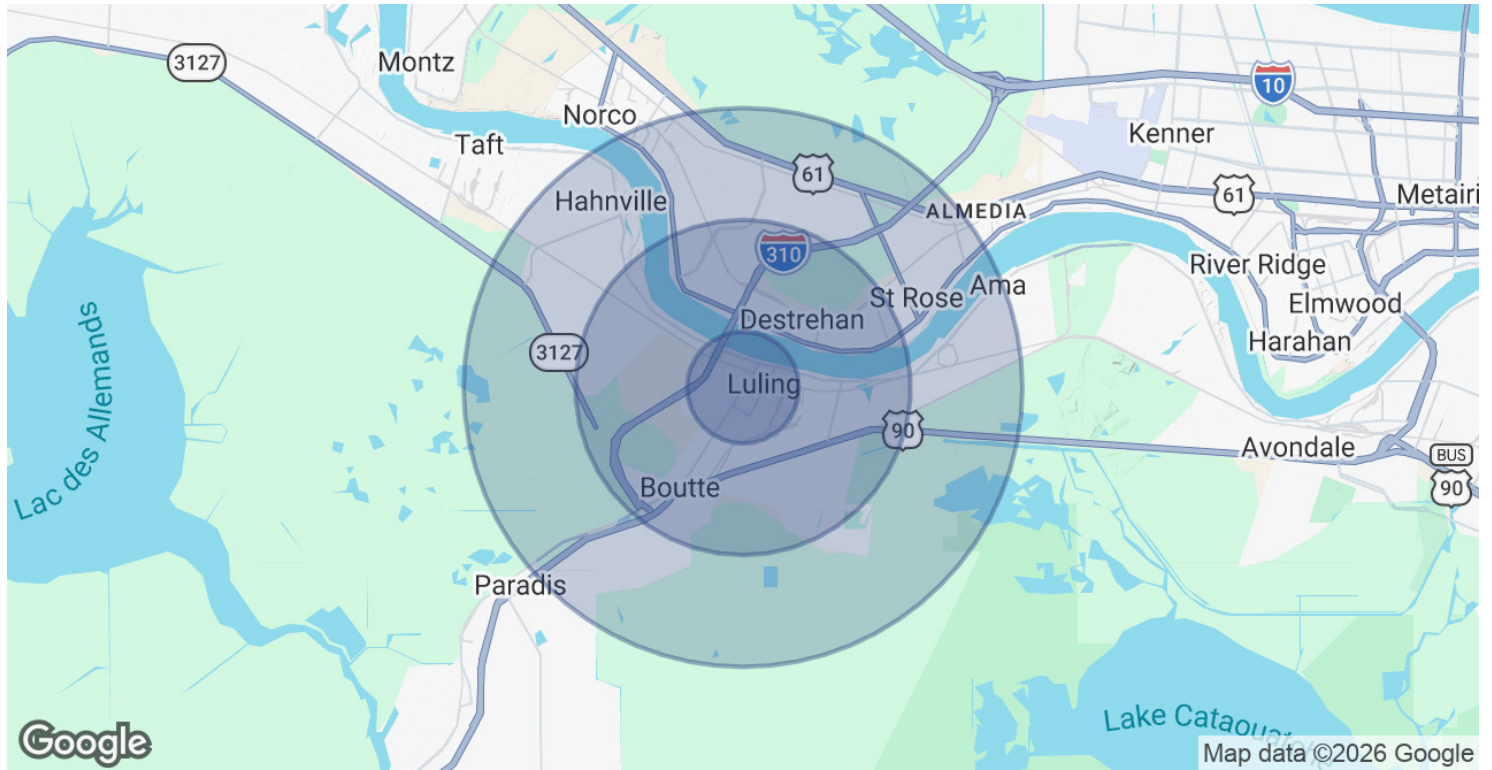


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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,692	23,138	36,903
Average Age	33.0	36.7	39.2
Average Age (Male)	30.6	31.6	35.2
Average Age (Female)	35.5	40.0	41.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,247	8,256	13,200
# of Persons per HH	3.0	2.8	2.8
Average HH Income	\$89,328	\$93,985	\$101,052
Average House Value	\$266,625	\$279,405	\$285,911

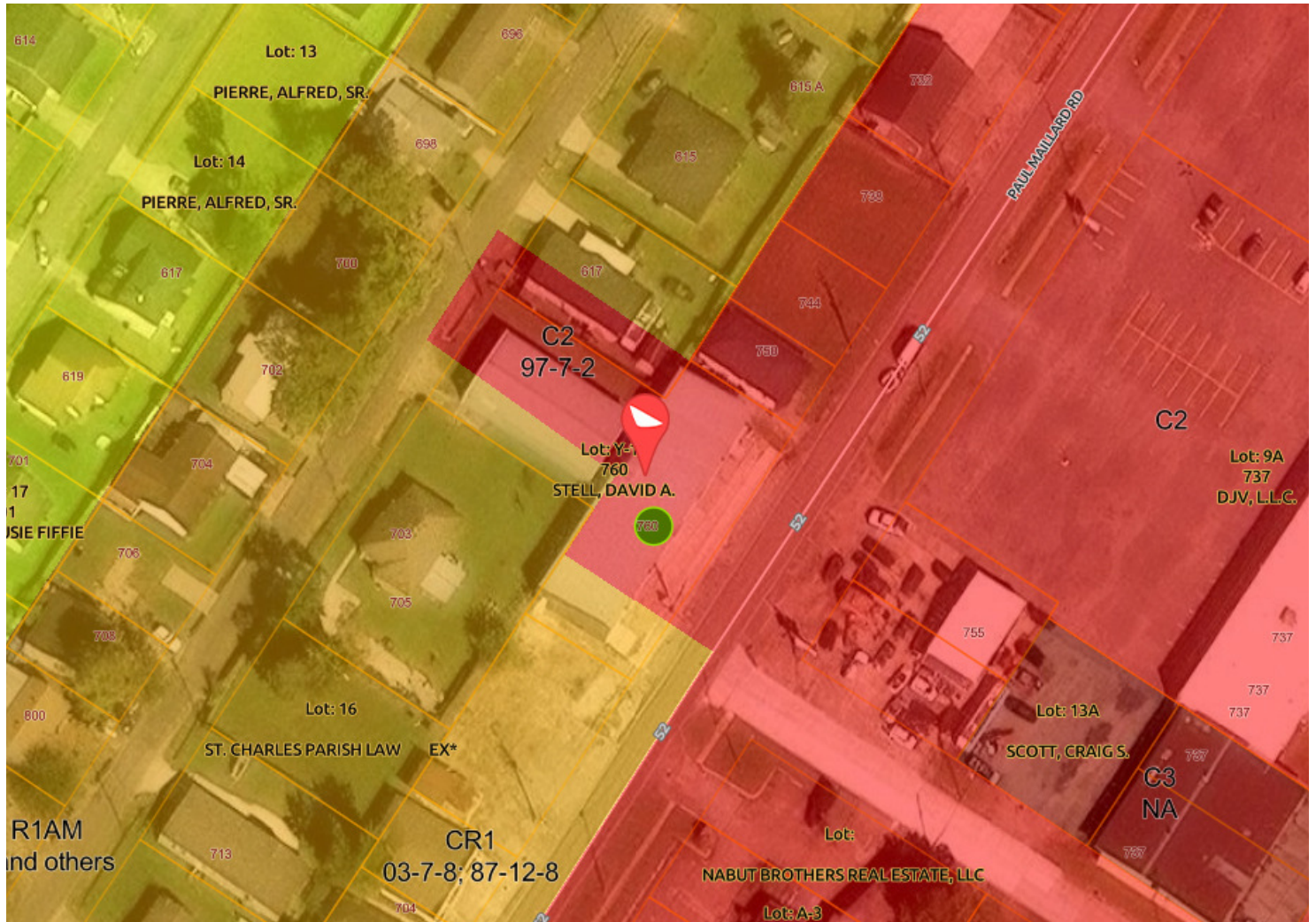
2023 American Community Survey (ACS)

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ZONING MAP



C2 - GENERAL COMMERCIAL DISTRICT

Source: The municipality in which the property is located

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FLOOD ZONE MAP



Pt. 1 (29.9281, -90.3694)

Community: Luling

Preliminary FIRM (Issued: 11/09/12)
Flood Zone: 0.2 PCT ANNUAL CHANCE FLOOD
HAZARD
FIRM Panel ID: 22089C0165D
Preliminary FIRM Panel Date: 11/09/12

Effective FIRM (Effective: NA)
Flood Zone: No Digital Data (See Panel)
FIRM Panel ID: NA
FIRM Panel Date: NA

Ground Elevation¹: 6.1 ft

What Does This Mean?

Clear Points

FLOOD ZONE: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD

Source: maps.lsuagcenter.com/floodmaps

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