



Each office independently owned and operated

FOR SALE

INDUSTRIAL PROPERTY

2831 LA-311, SCHRIEVER, LA 70395

2831 LOUISIANA 311 | SCHRIEVER, LA 70395

MAX JUGE - RE/MAX COMMERCIAL

3331 Severn Avenue | Suite 200

Metairie, LA 70002



PRESENTED BY:

MAX JUGE

Sales Associate

504.838.0001

LA #995716624

FOR SALE

INDUSTRIAL PROPERTY

PROPERTY SUMMARY

2831 LA-311, SCHRIEVER, LA 70395

2831 LOUISIANA 311 | SCHRIEVER, LA 70395



PROPERTY DESCRIPTION

This industrial facility sits on approximately 3.57 acres and includes roughly 16,440 SF of under-roof warehouse, currently operating as a metering facility. Total warehouse square footage includes a lab/classroom space at the rear, finished with perimeter casework and countertop workstations. An attached two-story office building fronts the property, consisting of 7,200 SF over two floors, and is fully conditioned with private offices at grade, additional second-floor office space, a conference room, full break room with kitchen, and multiple restrooms. The roof was redone post-Ida.

The warehouse has a sealed concrete slab, multiple grade-level roll-up doors allowing drive-through access, an interior mezzanine, and enclosed shop offices with observation windows into the bay. Davit crane with runway beam in the process bay. Secured wire-mesh hazardous materials cage within the shop. One drive-in door accesses the center breezeway, which connects the front and rear warehouses and accommodates skid staging, with a covered exterior pipe rack carrying large-diameter header piping. Concrete and asphalt yard with laydown capacity and room for truck, trailer, and gooseneck parking.



MAX JUGE - RE/MAX COMMERCIAL

Each office independently owned and operated

OFFERING SUMMARY

Sale Price:	\$1,400,000
Lot Size:	3.572 Acres
Total Building Size:	23,640 SF
Warehouse + Lab SF:	16,440 SF
Office SF:	7,200 SF
Yard Area:	14,400 SF (0.33 acres)
Overhead Door:	Drive-in
Leaseback Period:	twelve months

MAX JUGE

Sales Associate

504.838.0001

mjuge@nolacommercial.com

LA #995716624

3331 Severn Avenue | Suite 200
Metairie, LA 70002

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

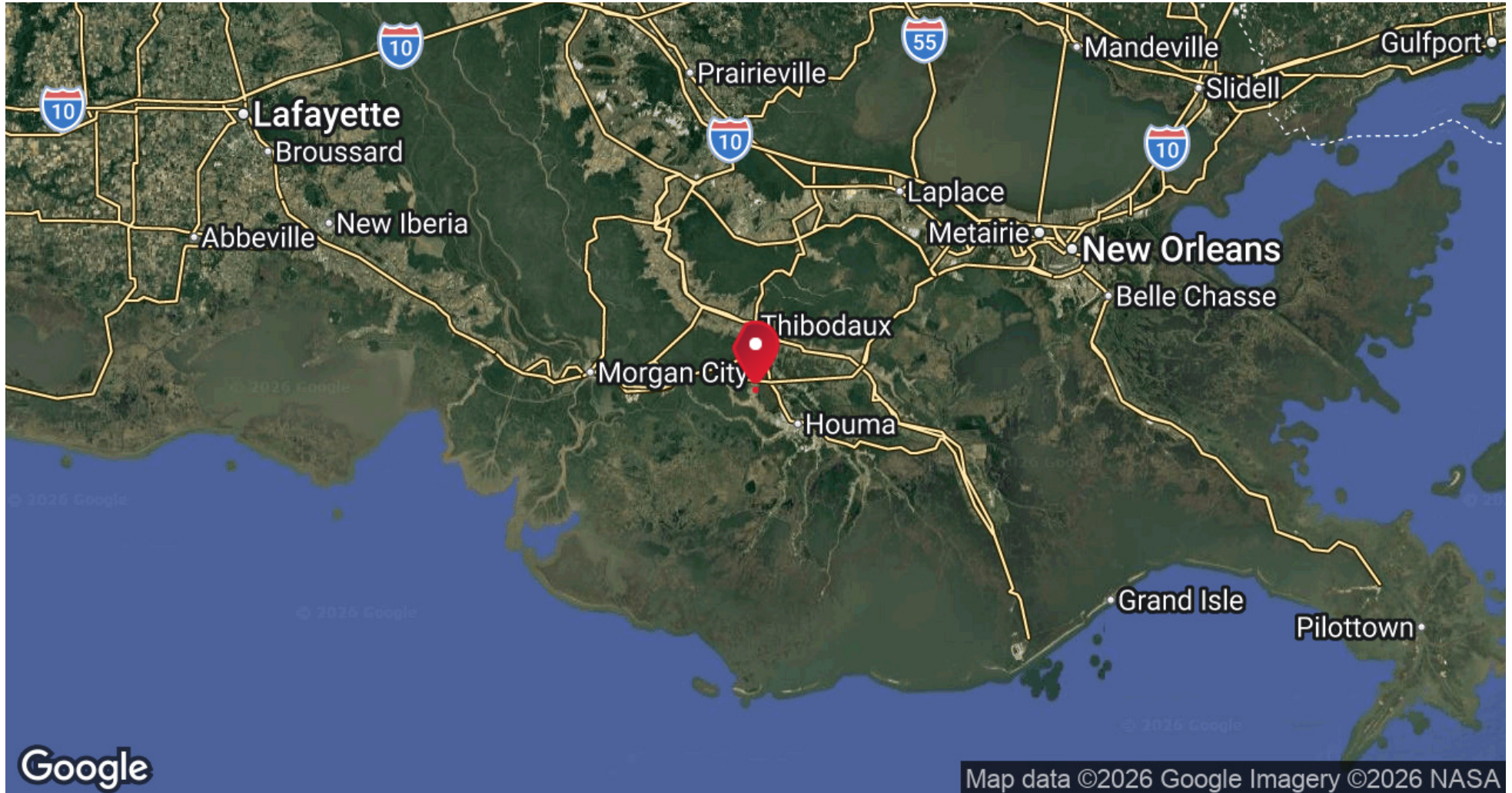
FOR SALE

INDUSTRIAL PROPERTY

LOCATION MAP

2831 LA-311, SCHRIEVER, LA 70395

2831 LOUISIANA 311 | SCHRIEVER, LA 70395



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

MAX JUGE

Sales Associate

504.838.0001

mjuge@nolacommercial.com

LA #995716624

3331 Severn Avenue | Suite 200
Metairie, LA 70002

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

FOR SALE

INDUSTRIAL PROPERTY

ADDITIONAL PHOTOS

2831 LA-311, SCHRIEVER, LA 70395

2831 LOUISIANA 311 | SCHRIEVER, LA 70395



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

MAX JUGE

Sales Associate

504.838.0001

mjuge@nolacommercial.com

LA #995716624

3331 Severn Avenue | Suite 200
Metairie, LA 70002

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

FOR SALE

INDUSTRIAL PROPERTY

ADDITIONAL PHOTOS

2831 LA-311, SCHRIEVER, LA 70395

2831 LOUISIANA 311 | SCHRIEVER, LA 70395



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

MAX JUGE

Sales Associate

504.838.0001

mjuge@nolacommercial.com

LA #995716624

3331 Severn Avenue | Suite 200
Metairie, LA 70002

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

FOR SALE

INDUSTRIAL PROPERTY

DEMOGRAPHICS MAP & REPORT

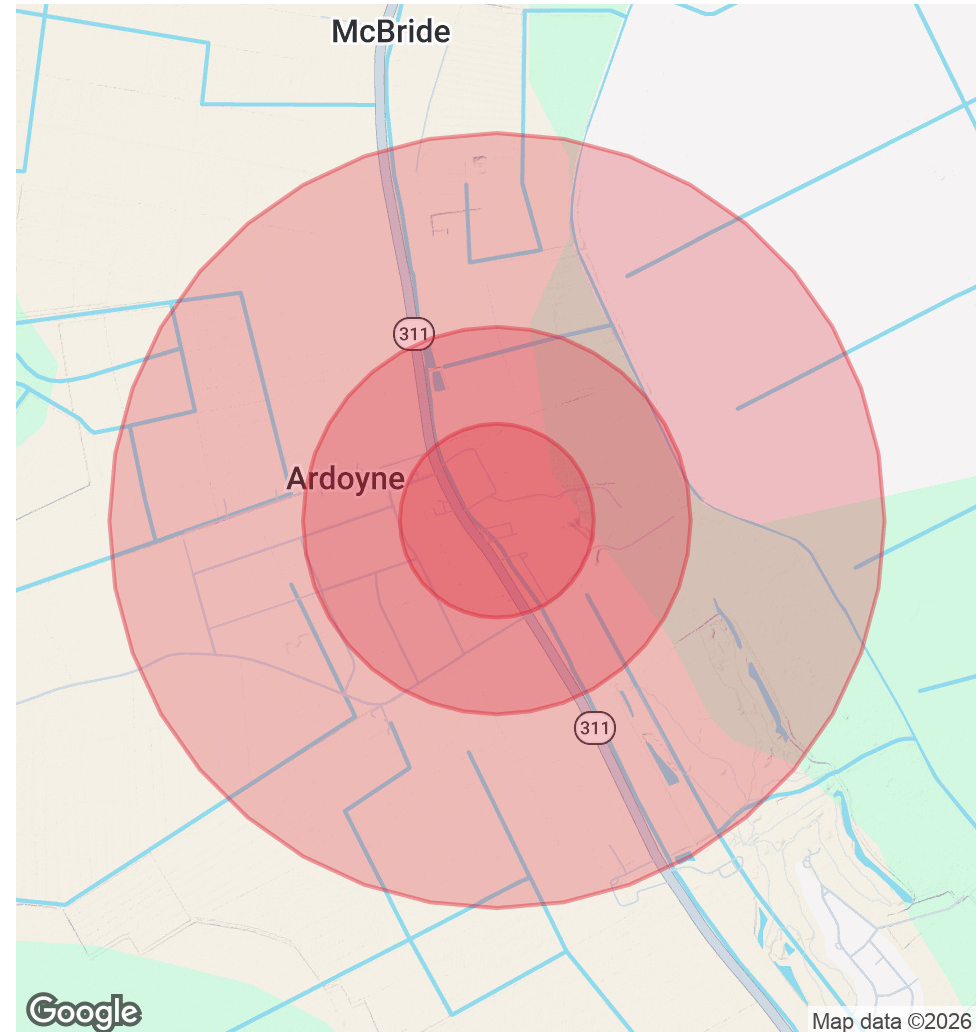
2831 LA-311, SCHRIEVER, LA 70395

2831 LOUISIANA 311 | SCHRIEVER, LA 70395

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	12	49	223
Average Age	41.6	41.0	42.0
Average Age (Male)	43.8	43.0	40.2
Average Age (Female)	39.2	38.7	40.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	4	17	82
# of Persons per HH	3.0	2.9	2.7
Average HH Income	\$213,888	\$200,735	\$153,807
Average House Value	\$568,496	\$567,153	\$435,901

2023 American Community Survey (ACS)



Map data ©2026



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

MAX JUGE

Sales Associate

504.838.0001

mjuge@nolacommercial.com

LA #995716624

3331 Severn Avenue | Suite 200
Metairie, LA 70002

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