



**22.86 ACRES**  
OFFICE COMPLEX

HAMMOND, LA

STIRLING  
PROPERTIES

**FOR SALE**

**PROPERTY OVERVIEW**

Beautiful large office complex on 22.86 acres. Property boasts great access, frontage and visibility from I-55. Minutes from downtown Hammond, the Interstate interchange of I-12 and I-55 and just one hour from New Orleans CBD (57 miles) this property has great potential and is a must see for any mid to large size corporation, educational organization, or government agency looking for a future headquarters, regional offices and/or training center. The Office complex holds 2 Class D offices totaling +/-30,193 SF and the entire property and business park acreage afford any user the long term growth opportunity for future expansion of offices or warehouses. The entire property is within the City limits of Hammond, LA and is zoned as Highway Commercial.

The office complex has 2 existing buildings which include the main administration offices at +/-13,606 SF and the large hi-tech training center at +/-16,587 SF (+/-30,193 Total SF). Originally built in 2008 for Worley, Inc and occupied until mid-2020, this property housed their regional training for upper management. Each building is extremely well built with high quality finishes throughout, including high ceilings, wood trim, hard wood flooring, and beautiful landscaping which includes multiple live oaks and a rear courtyard. Take advantage of the large training facility with the Hi-Tech components and the hard-wired connections throughout both buildings. The property is For Sale All or Part or available as a long term lease of the Office facilities.



**SALE PRICE**

- \$4,112,000

**SUBDIVIDED PRICING**

- 4.66 Acre Office Complex: \$2,799,000
- 7.08 Acres Business Park Lots: \$3.00 PSF
- 11.11 Commercial Acres: \$1.00 PSF

**ZONING**

- C-H (Highway Commercial)

**FLOOD ZONE**

- X

**OFFICE DETAILS**

- No of Stories: 1
- Year Built: 2008
- Total Useable Area: +/-30,193 SF
  - Administrative Offices: +/-13,606 SF
  - Training Center: +/-16,587 SF

**DETAILS**

- Total Acreage – 22.86 Acres
- Office Complex – 4.66 Acres
- Business Park Lots
  - Lot 7 – 1.18 Acres
  - Lot 8 - .96 Acres
  - Lot 9 – 1.1 Acres
  - Lot 10 - .96 Acres
  - Lot 11 - .75 Acres
  - Lot 19 & 20 – 2.13 Acres
- Additional Land – 11.11 Acres

### AREA OVERVIEW

Modes of transportation within Tangipahoa Parish include a regional airport, intersecting interstates I-55 and I-12 near the site (2 Miles), a shallow draft port, and intersection main line rail. ([www.tedf.org](http://www.tedf.org)).

The city of Hammond is Tangipahoa's largest city and is home to a vibrant downtown, regional airport, Canadian National Rail spur, quick access to the interstate system and regional ports, as well as Southeast Louisiana University which boasts the third largest tuition in the state of Louisiana. ([www.haeidd.org](http://www.haeidd.org)).

Northshore Regional Airport (6.3 Miles) in Hammond is the largest general aviation airport on the northern shore of Lake Pontchartrain and is ideally located off of Interstates 55 and 12, just 55 miles north of New Orleans, 45 miles east of Baton Rouge, and 90 miles west of the Mississippi Gulf Coast. It is fully equipped to handle large aircraft while the airfield is over 900 acres and is open to general, corporate, and military aircraft. ([www.Hammond.org](http://www.Hammond.org)).

### HAMMOND AREA COMPANIES

- Northoaks Medical Center
- Southeastern Louisiana University
- Inner Parish Security Group
- Wal-Mart Distribution Center
- Care, Inc
- Elmer's Candy Supply
- Medline, Inc
- Entergy



SUMMARY

MAP

AERIAL

PHOTO 1

2

3

4

SITE PLAN

DEMOGRAPHICS





OFFICE FRONT



**WORLEY**

OFFICE LOBBY



COURTYARD

SUMMARY

MAP

AERIAL

PHOTO 1

2

3

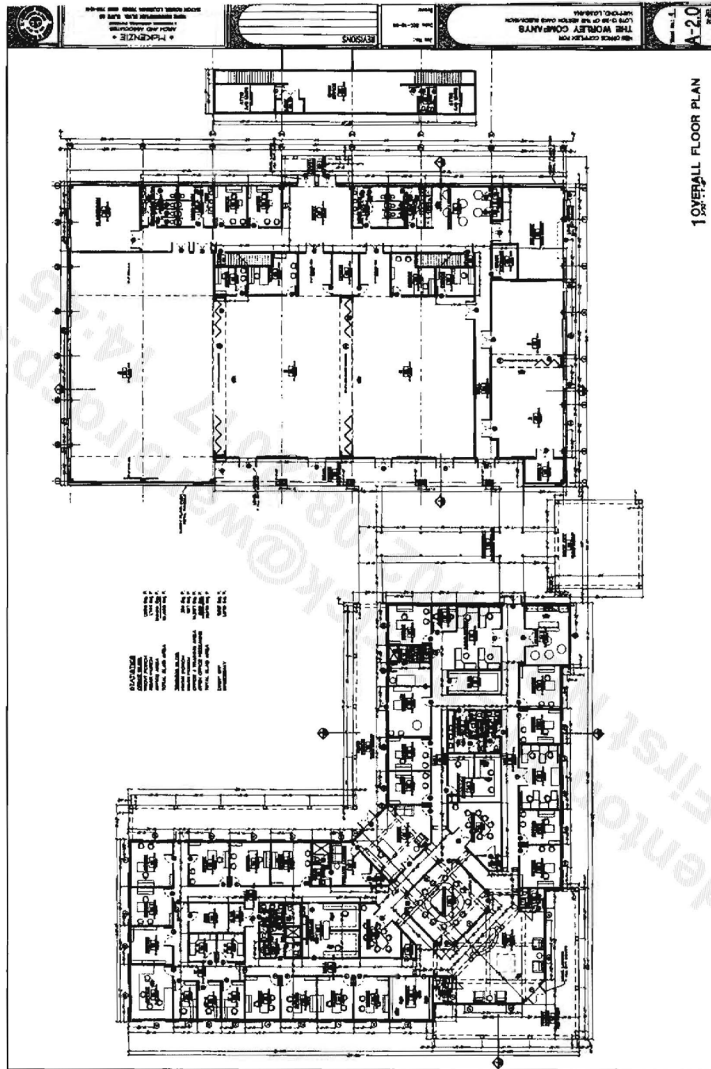
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SITE PLAN

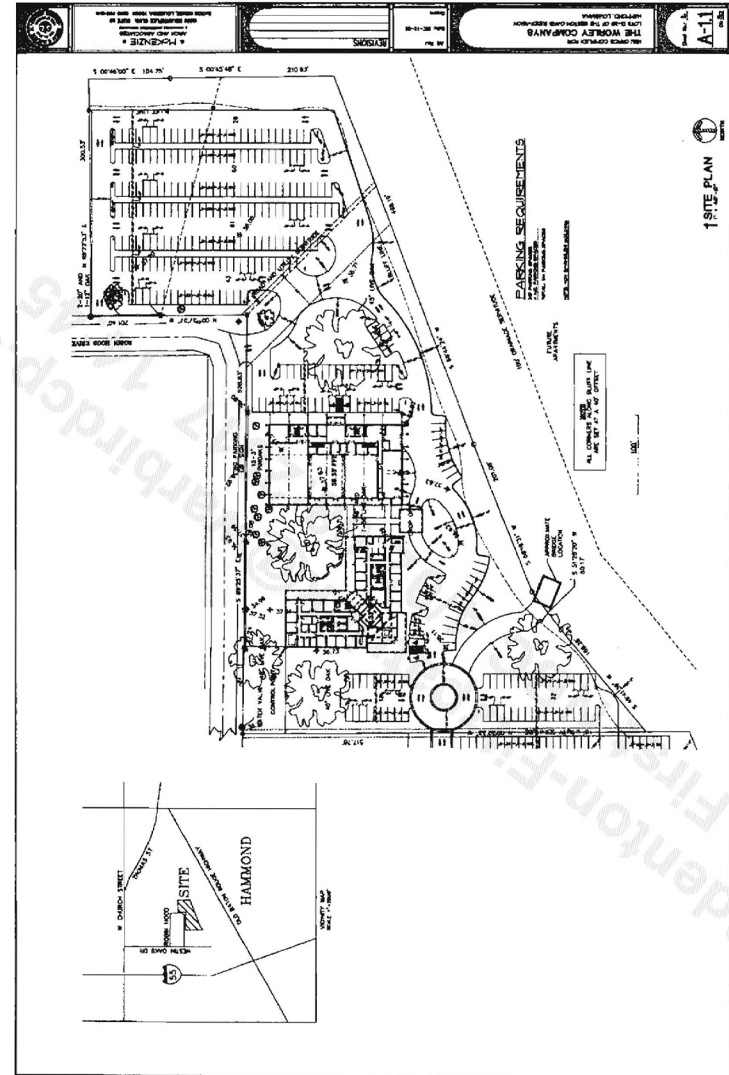
DEMOGRAPHICS



TRAINING ROOM



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SUMMARY

MAP

AERIAL

PHOTO 1

2

3

4

SITE PLAN

DEMOGRAPHICS

## 2020 DEMOGRAPHICS

15 MIN      30 MIN      60 MIN



76,829      150,955      861,488

### POPULATION



\$60,249      \$63,230      \$79,750

### AVG. HH INCOME

## NEARBY CENTAL BUSINESS DISTRICTS:

- Nola Cbd - 53 Minutes
- Baton Rouge Cbd - 49 Minutes

## NEARBY AIRPORTS:

- Hammond Regional Airport - 17 Minutes
- New Orleans International Airport - 43 Minutes

## NEARBY DEEP WATER PORTS:

- Of South Louisiana - 41 Minutes
- Port Of New Orleans - 59 Minutes

