

FOR SALE OR LEASE



Property Description

DO NOT DISTURB TENANT - CONTACT AGENT TO VIEW THE PROPERTY

Recently renovated site at the northwest corner of Read Boulevard and I-19. Fully climate controlled with approximately 33,274 SF of finished showroom and 10,988 SF warehouse.

Recent Updates:

- Roof and gutters replaced (2021)
- Interior flooring and lights (2021)
- Exterior siding and soffits (2021)
- New HVAC (two 20-ton units - 2021 and 2024)

The site is zoned C-3 which permits warehousing use. Two recessed truck docks to support adaptive reuse potential.

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Offering Summary

Sale Price:	\$3,540,000 (\$80.00/SF)
Lease Rate	\$7.50/SF, NNN
Building Size:	44,262 SF
Lot Area:	2.95 Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	310	1,132	7,028
Total Population	735	2,719	17,686
Average HH Income	\$55,533	\$53,094	\$51,398



9921 I 10 Service Rd
New Orleans, LA 70127

AERIAL



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ADDITIONAL PHOTOS

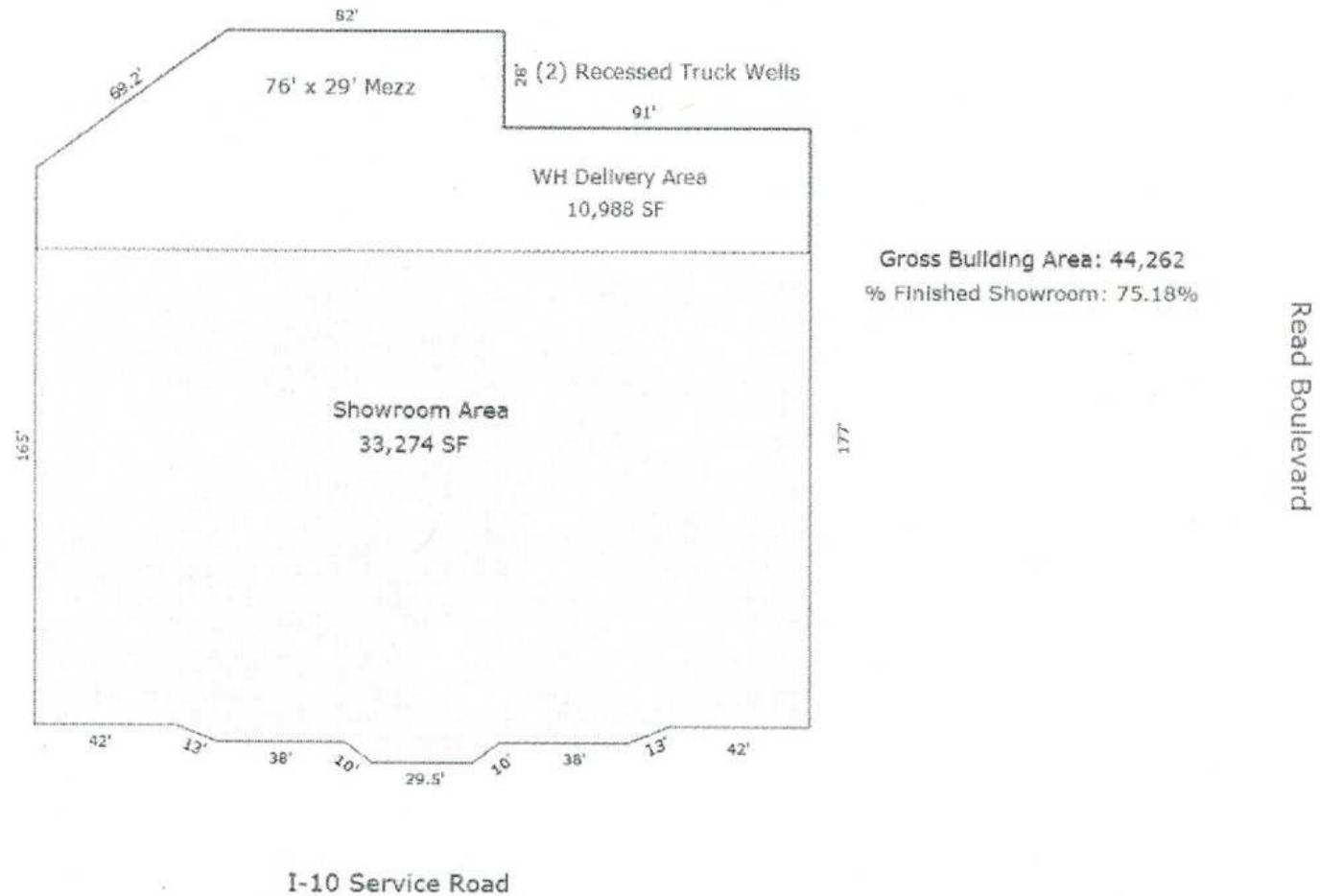


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BUILDING LAYOUT

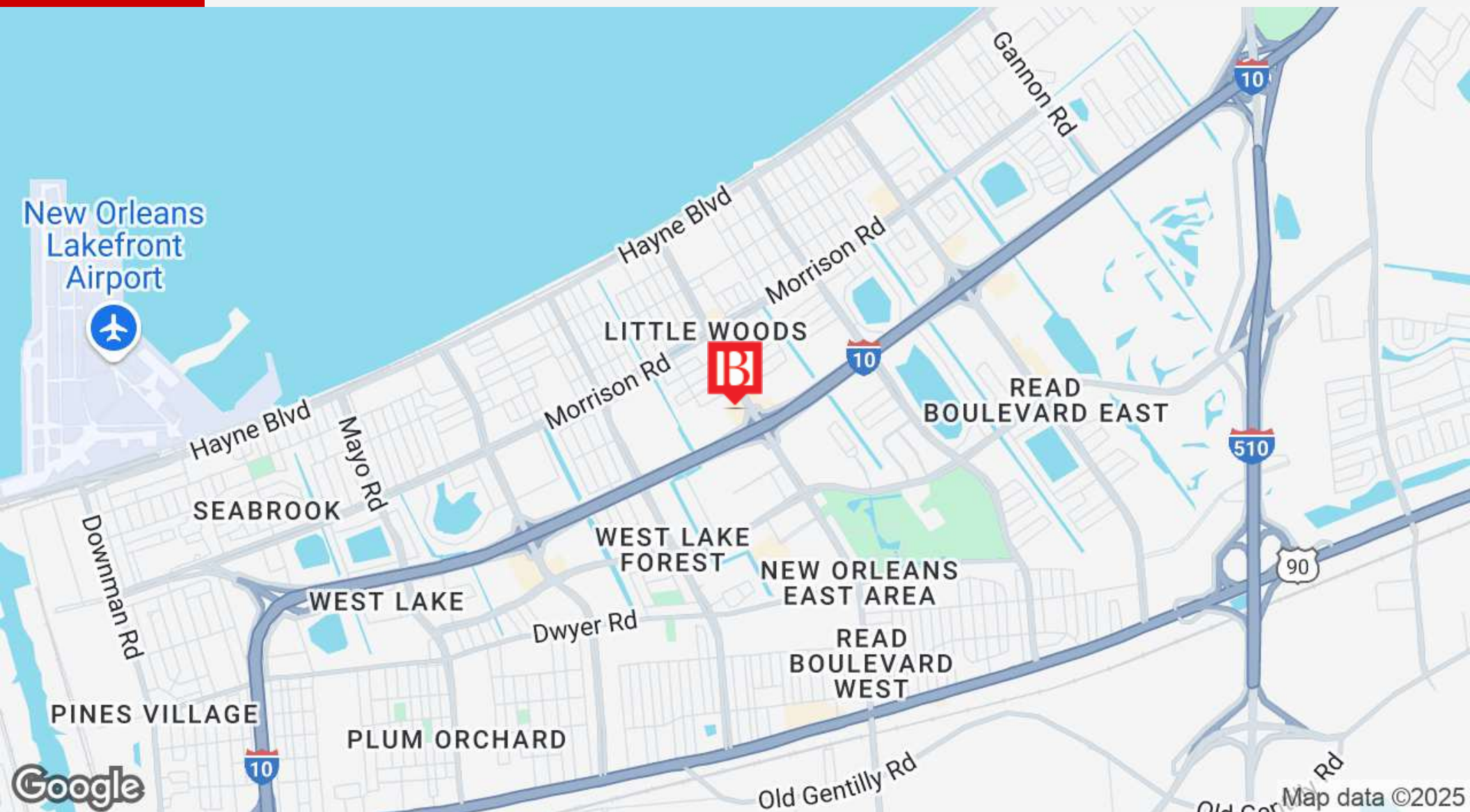


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LOCATION MAP



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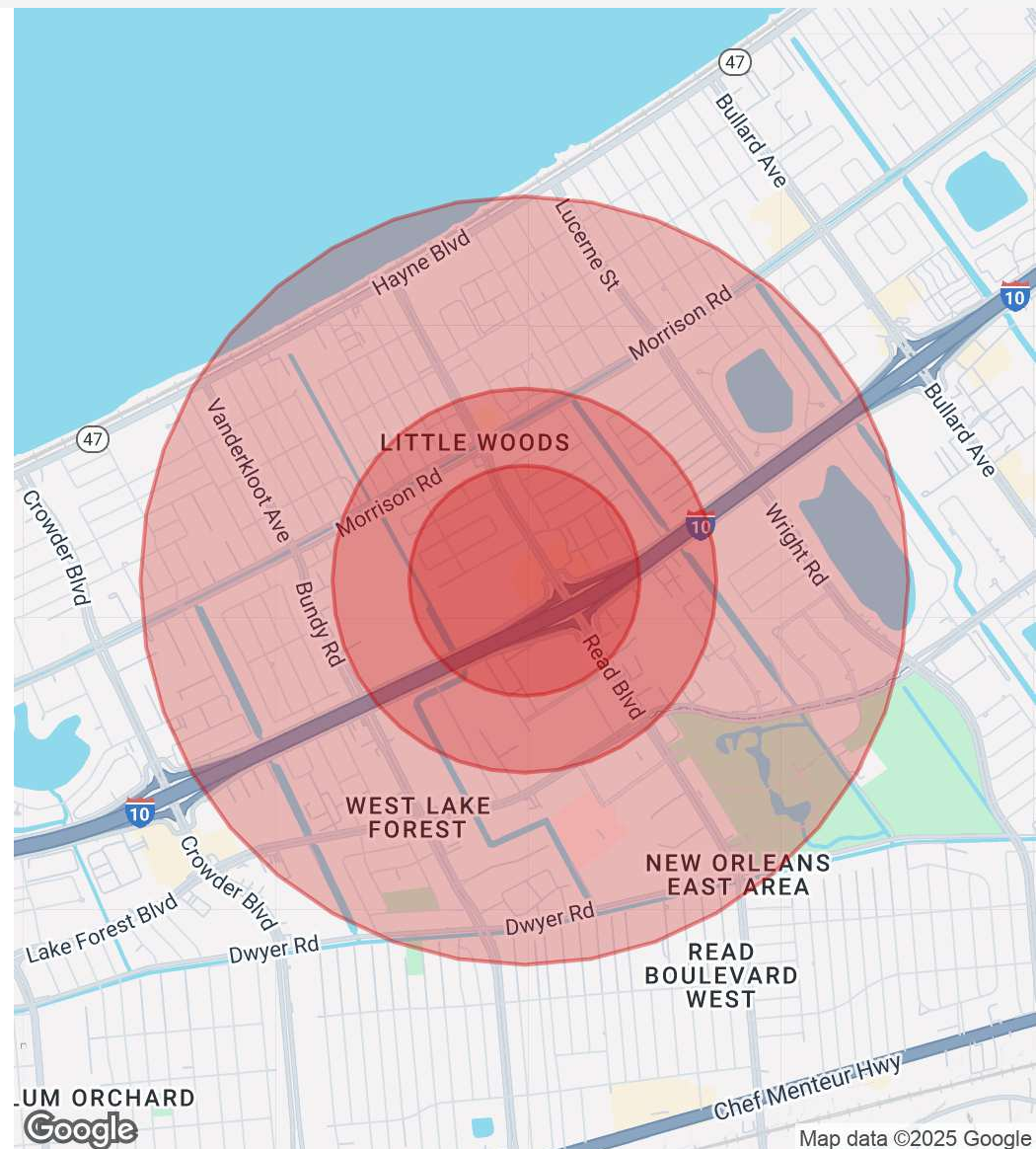
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DEMOGRAPHICS MAP & REPORT

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	735	2,719	17,686
Average Age	40	40	37
Average Age (Male)	38	39	36
Average Age (Female)	41	41	39

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	310	1,132	7,028
# Of Persons Per HH	2.4	2.4	2.5
Average HH Income	\$55,533	\$53,094	\$51,398
Average House Value	\$255,753	\$240,069	\$214,675

Demographics data derived from AlphaMap



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CONTACT FOR MORE INFORMATION



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