



**2950
Saint
Anthony
Ave**

**New Orleans, LA
70122**

**INDUSTRIAL PROPERTY
FOR SALE**

Prepared By:

Duff Friend, SIOR

Commercial Sales & Leasing

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PROPERTY HIGHLIGHTS

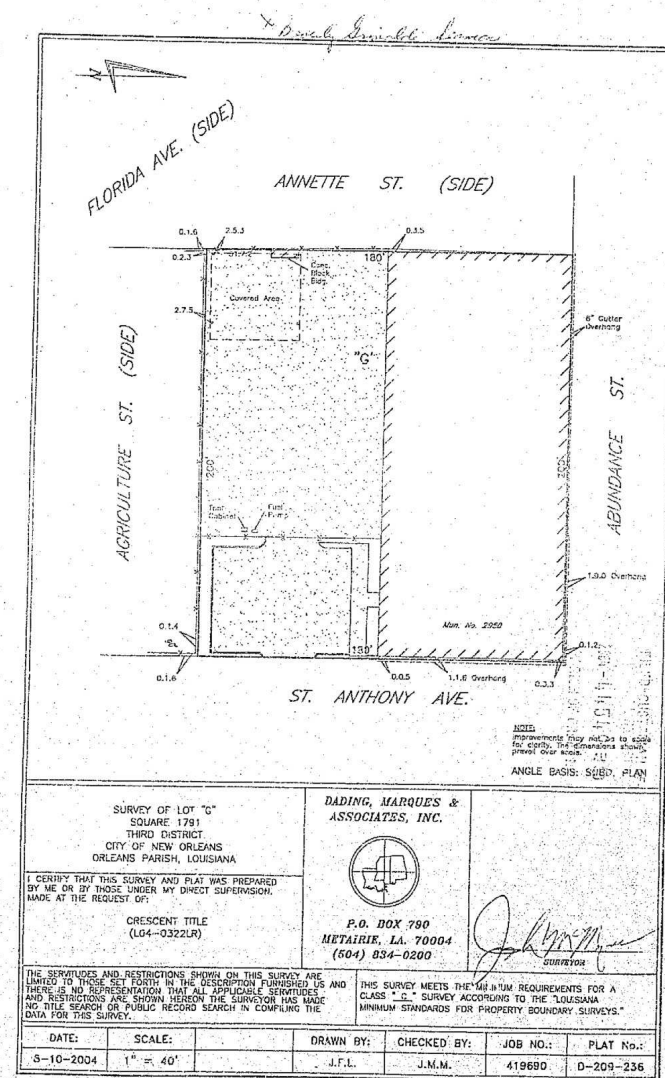
- 17,820 sq ft Office Warehouse on 61,990 sq ft of Land
- 5580 sq ft Concrete Tilt Up Office
- 12,240 sq ft Engineered Steel, Grade Level Warehouse
- 40,000 sq ft Fenced Yard
- 20' Eave Height
- 3 Grade Level Rollup Doors 14x16
- Sprinklered
- 480/3 Phase / Gas
- Approx 4,000 sq ft Covered Storage in two free standing buildings
- Zoned Light Industrial

OFFERING SUMMARY

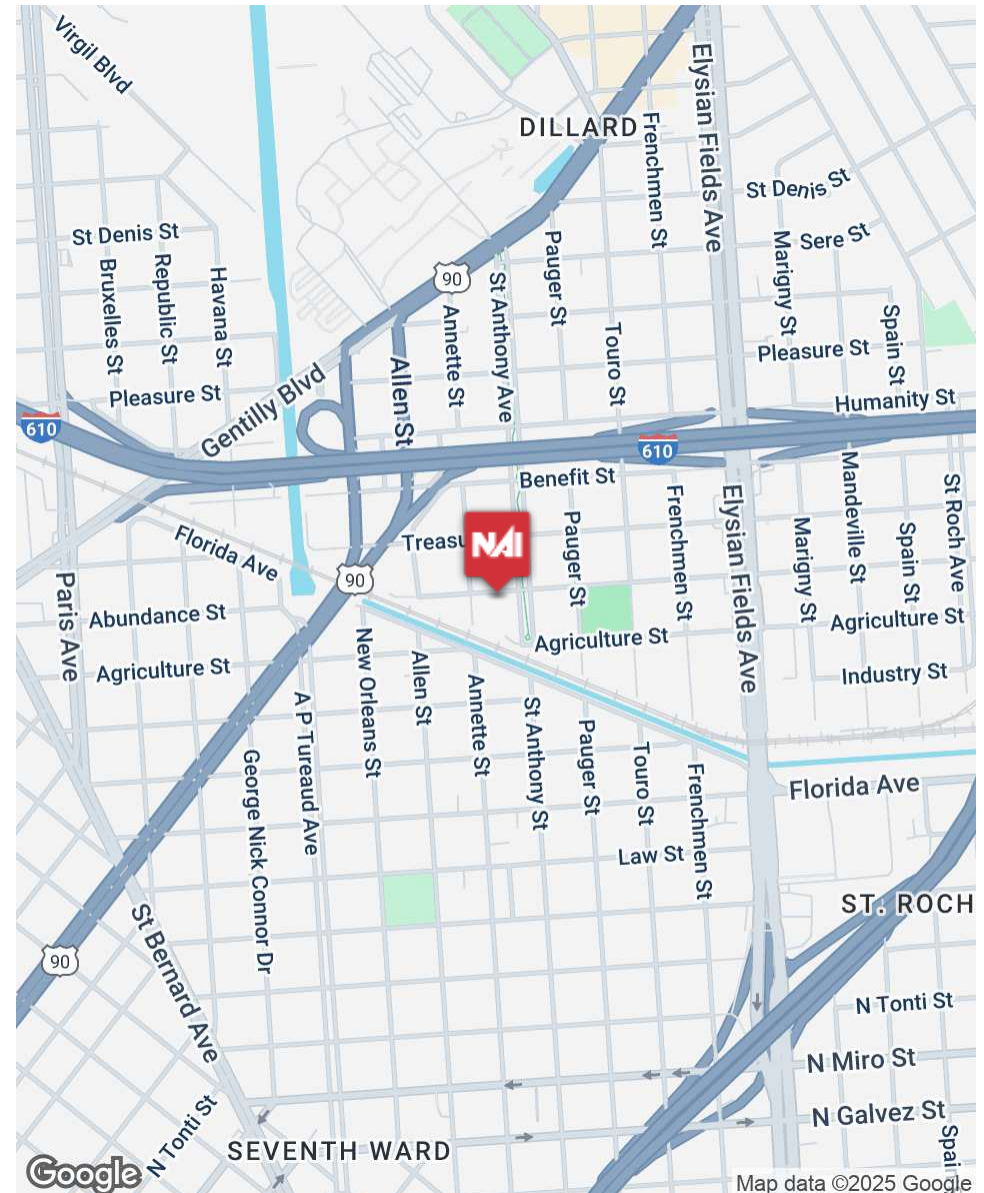
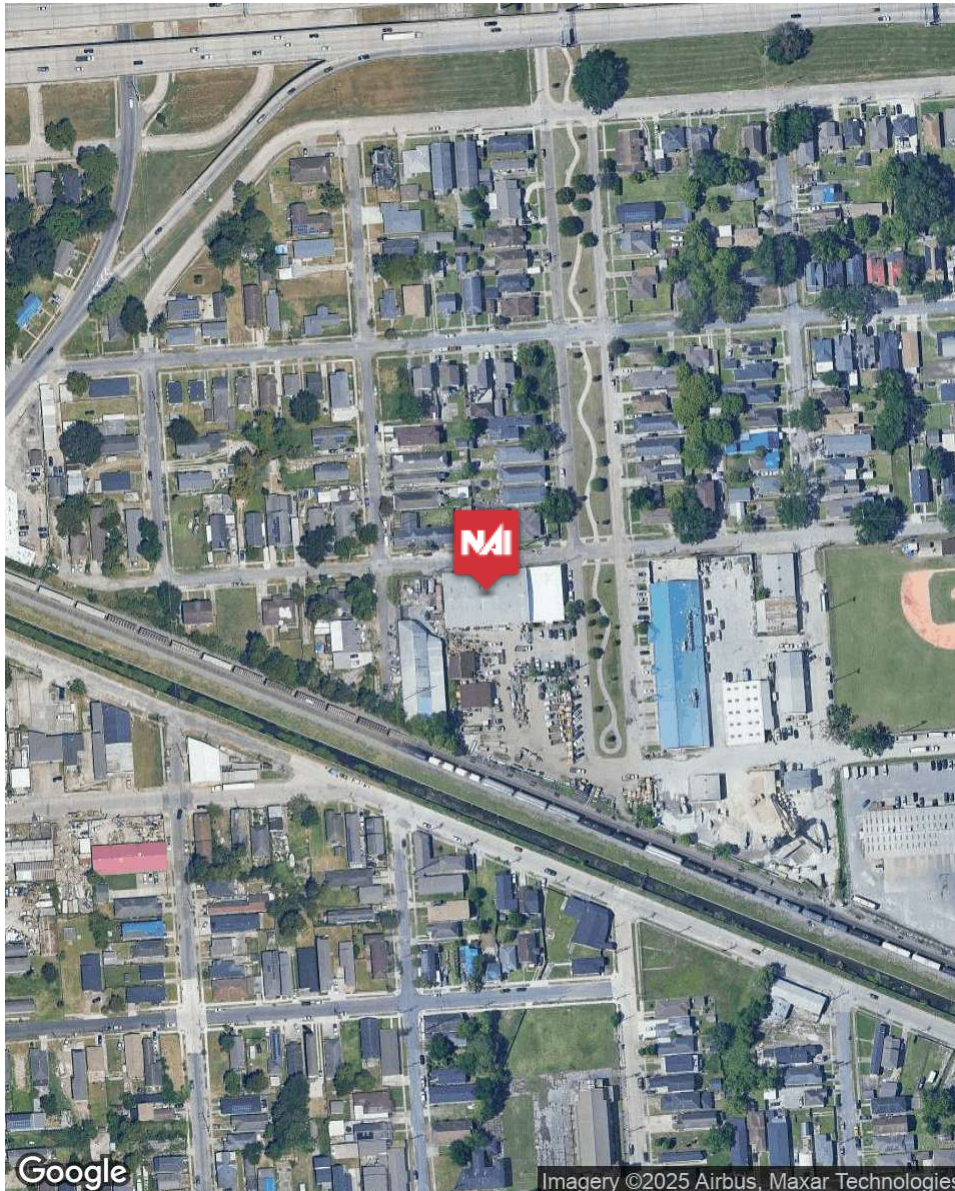
Sale Price:	\$1,700,000
Lot Size: (two lots of record)	61,990 SF
Building Size:	17,820 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	741	2,181	9,495
Total Population	1,599	4,907	21,139
Average HH Income	\$39,084	\$38,497	\$45,507

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