



*+/- 30,687 SF Office / Warehouse
For Sale*

5901 Earhart Expressway

Harahan, LA 70123

Offering Memorandum

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MARLINK

**5901 EARHART EXPRESSWAY
HARAHAN, LA, 70123**

+/-30,687 SF Office/Warehouse



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OFFERING

This prime industrial property at 5901 Earhart Expressway in Harahan, LA, offers a versatile, modern facility in a growing market. The +/-30,687 sq ft building is well-maintained, with ~84% finished space and 16% warehouse, ideal for combined office and industrial operations. The ground floor, renovated in 2014, is in excellent condition; the second floor is average to good and needs updates.

Zoned Light Industrial (I-1), it suits various office and industrial uses. Located in a favorable X flood zone (minimal risk), its strategic position off Earhart Expressway ensures excellent accessibility for transportation and logistics.

The expansive +/-90,140 sq ft lot stands out, providing ample laydown space, highly desirable locally, plus room for future development, storage, additional buildings, or parking. This flexibility boosts marketability and long-term value.

Overall, this standout asset in the New Orleans metro area combines strong condition, prime location, and growth potential, making it an excellent choice for businesses seeking to establish or expand in the industrial sector.

SUMMARY

PRICE: \$3,222,135

PRICE PER SF: \$105/sf

SITE SIZE: +/- 90,140 sf

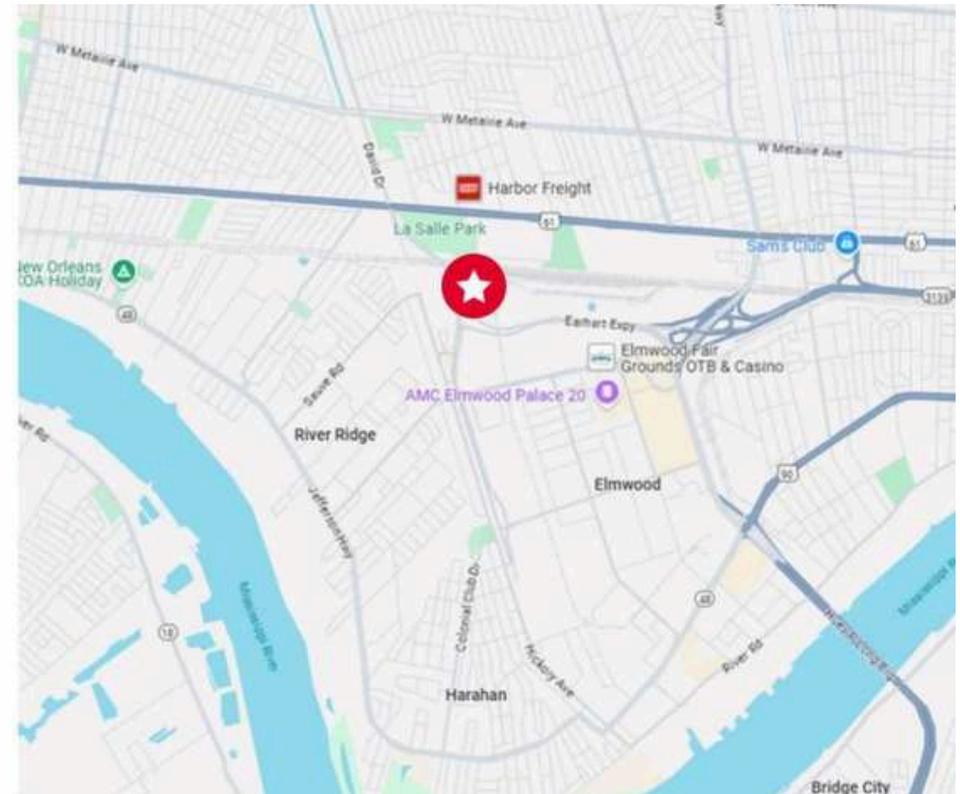
GBA: +/- 30,687 sf

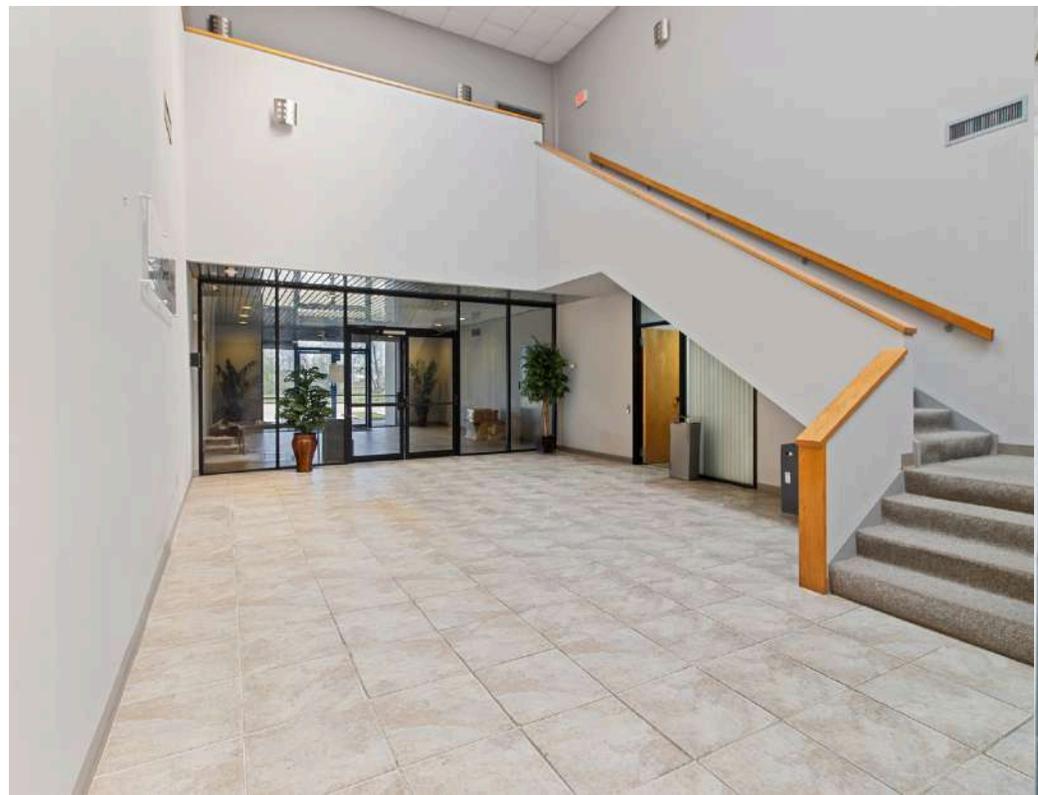
FLOOD ZONE: X

ZONING: IL, Light Industrial

EAVE HEIGHT: ~22-24 ft.

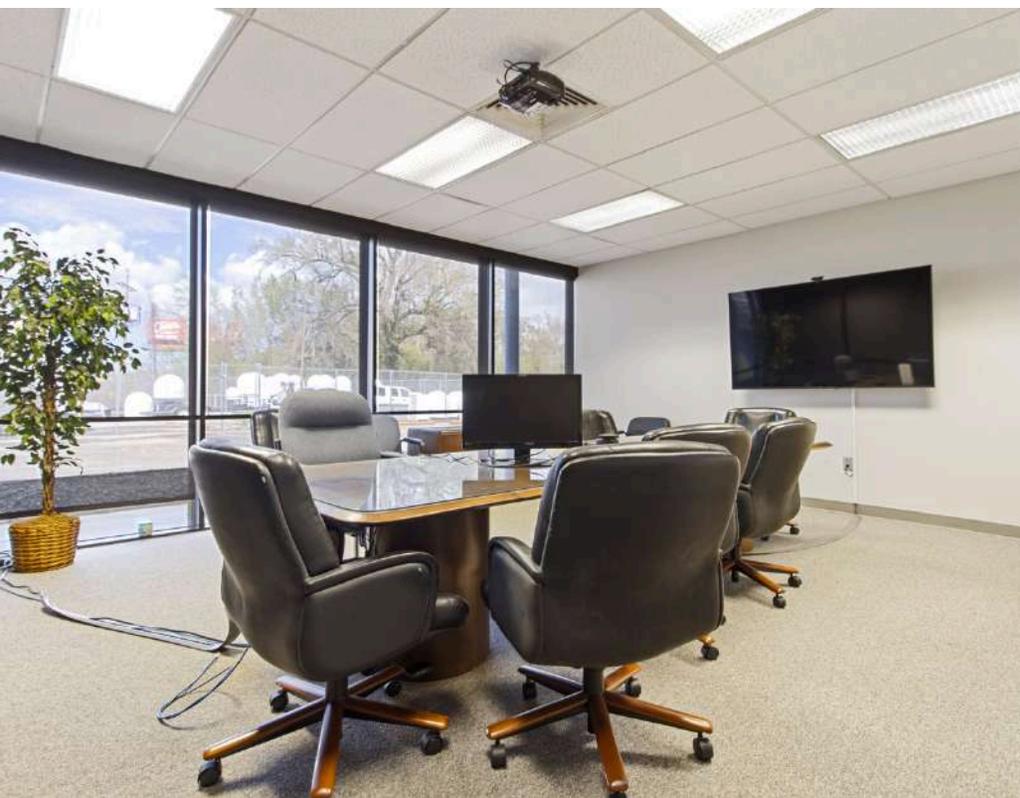
LAYOUT: 84% Office / 16% WAREHOUSE



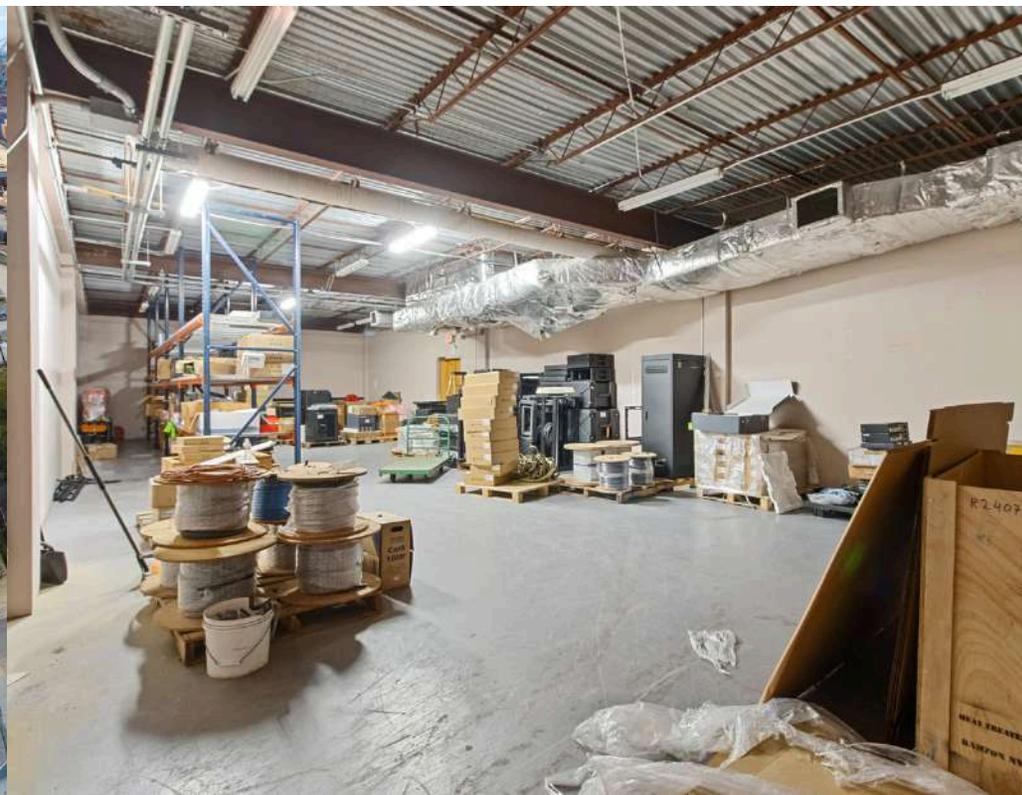












2nd Floor Office



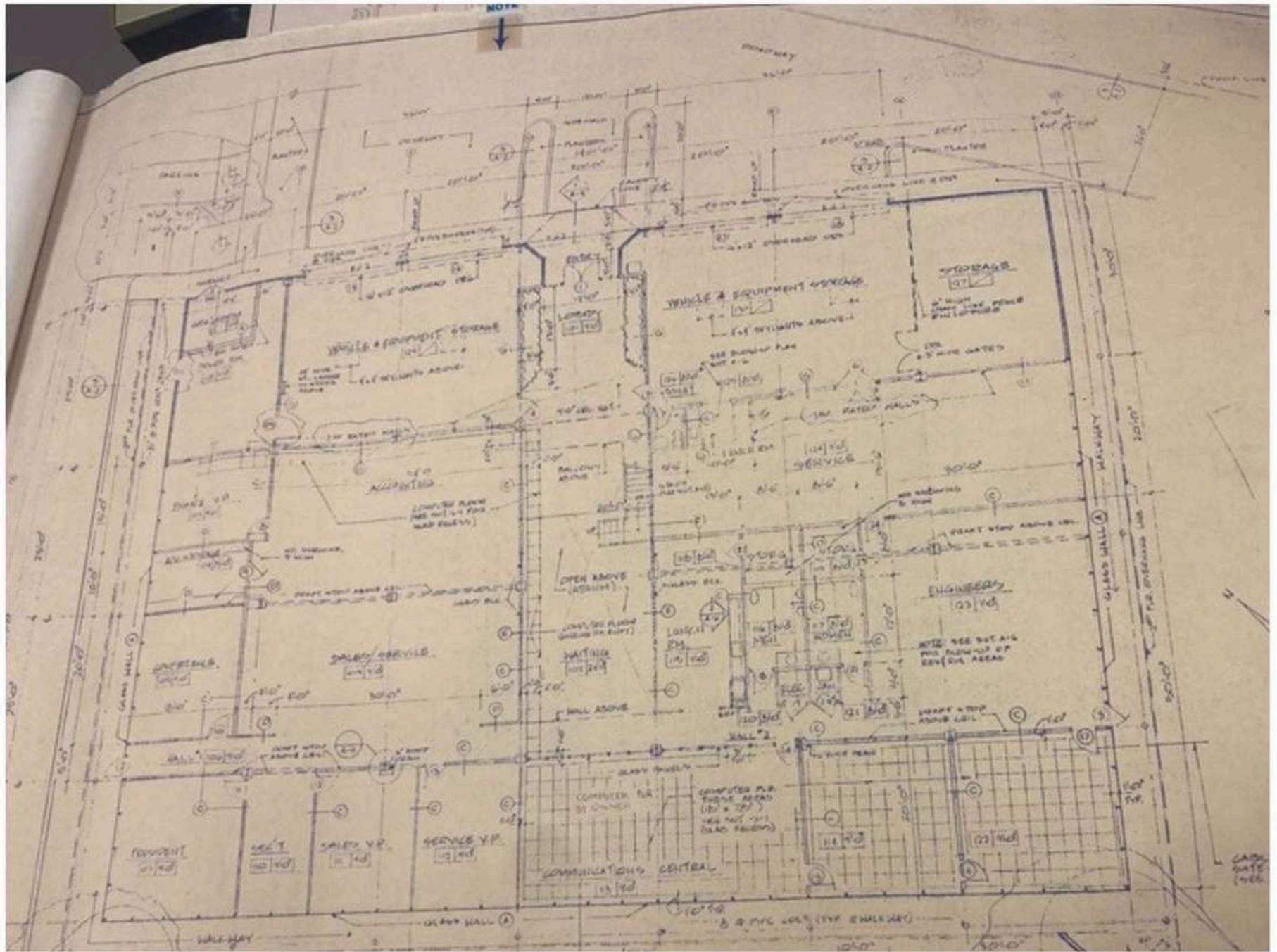
2nd Floor Office



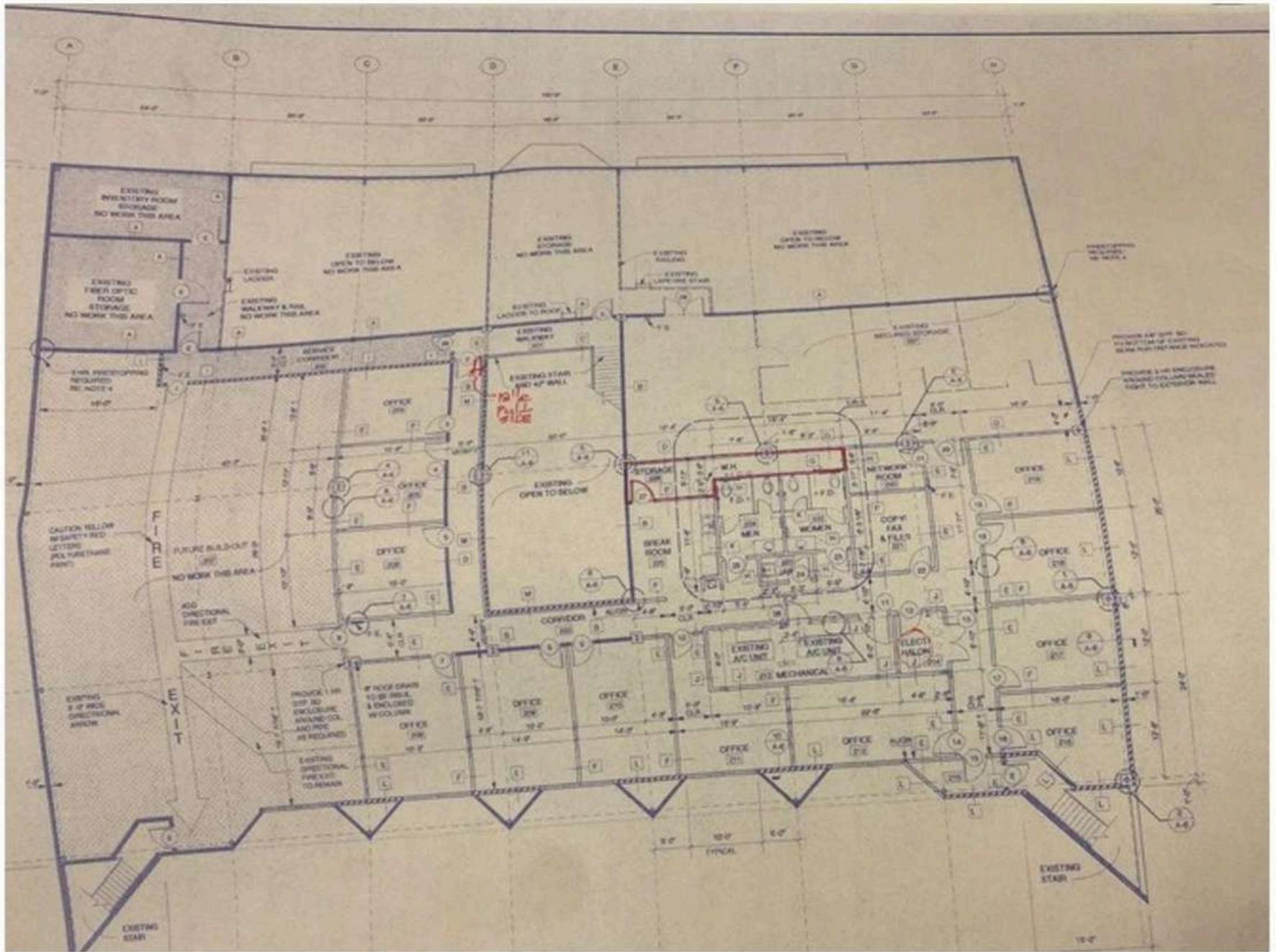
AERIAL



BLDG. PLANS



BLDG. PLANS



AREA DATA:

1ST FLR.

OFFICE AREA

= 10,240 S.F.

STORAGE AREAS (VEH. & EQUIP.)

= 3,655

TOTAL ENCLOSED AREA

= 13,895 S.F.

COVERED WALKWAY + ENTRY

= 1,517

TOTAL AREA

= 15,412 S.F.

2ND FLR. (FUTURE)

FLOOR AREA

= 9,875 S.F.

OPEN AREA (TO 1ST FLR.)

= 5,400

TOTAL ENCLOSED

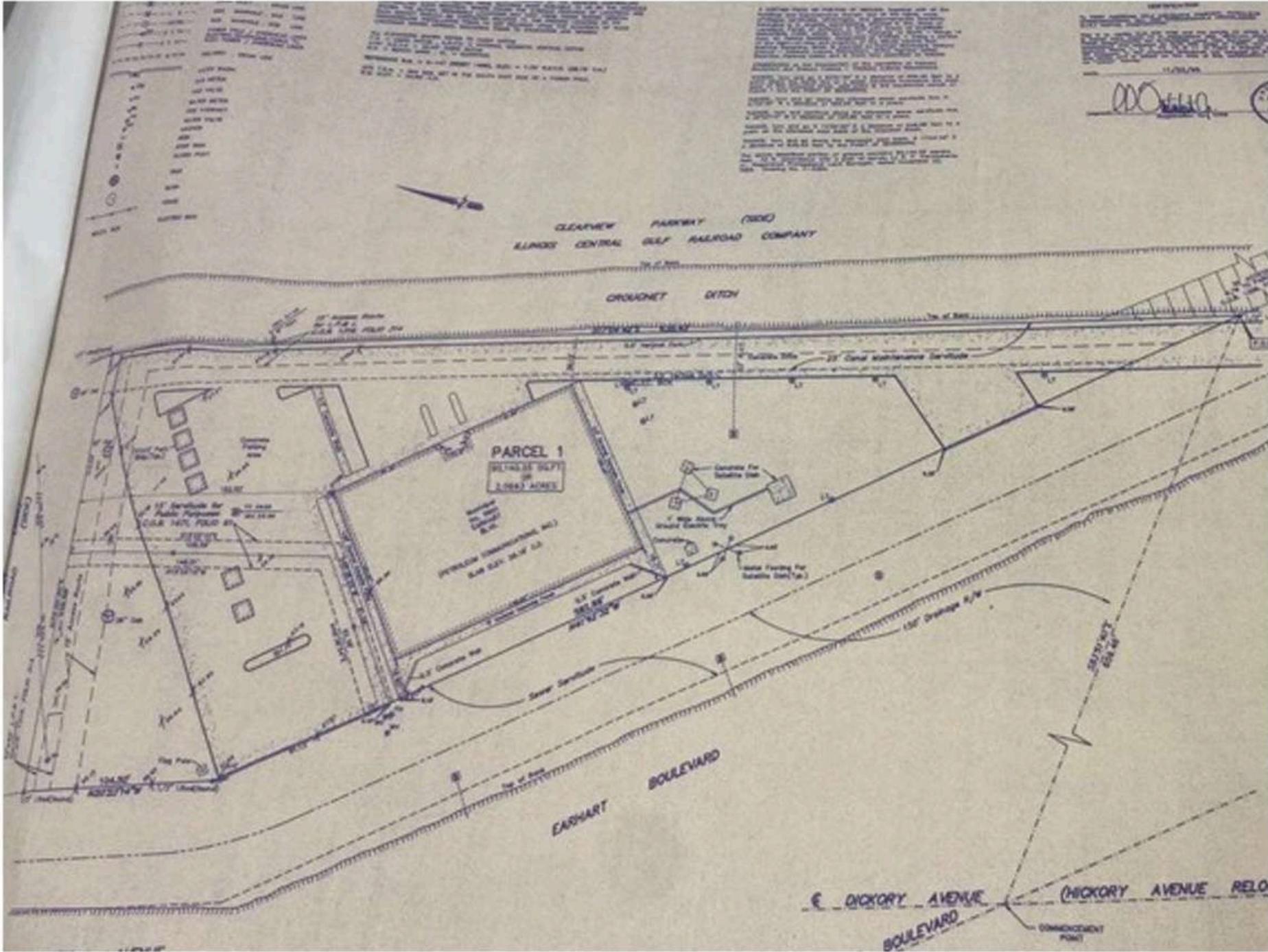
= 15,275 S.F.

TOTAL BLDG.

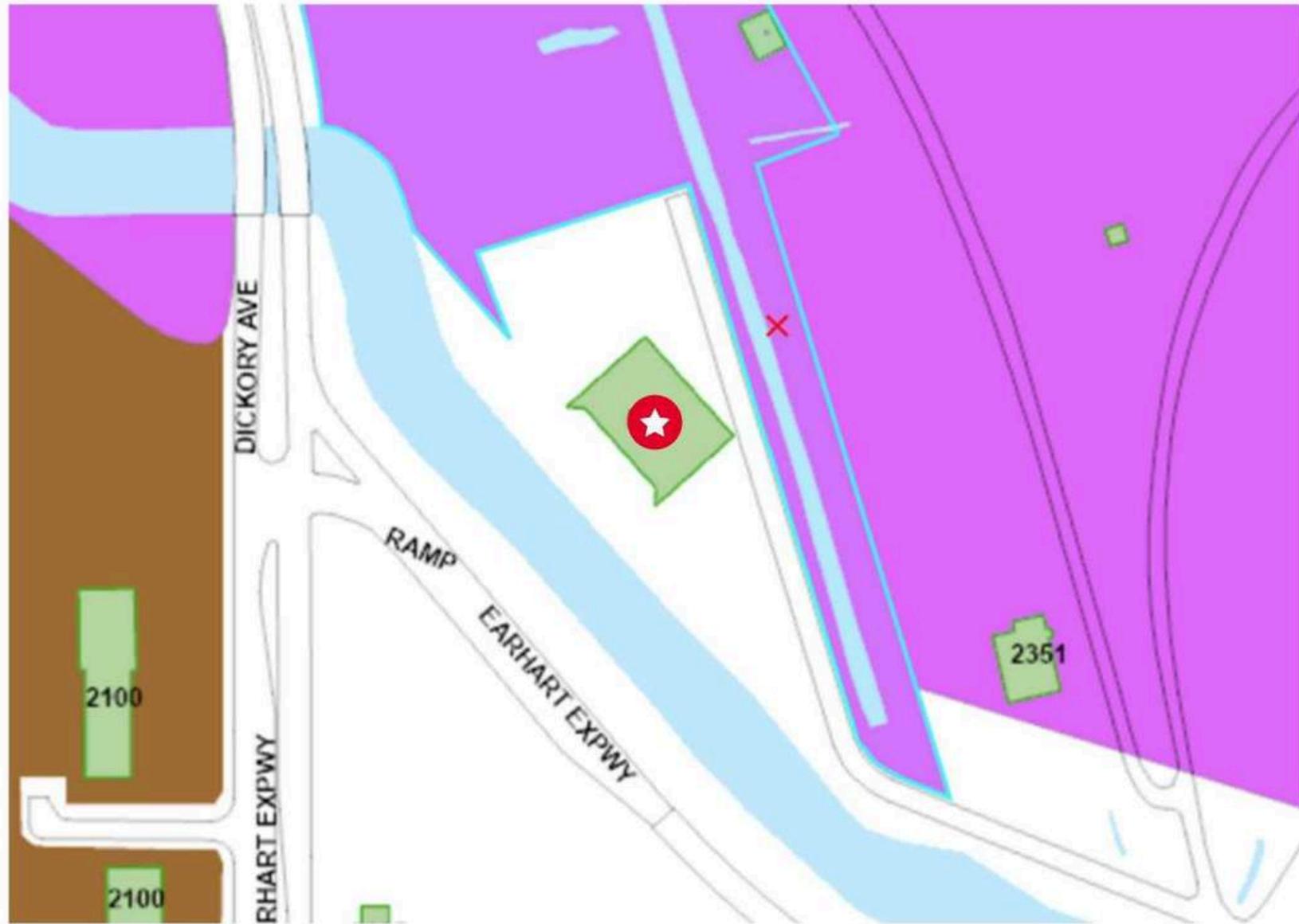
= 30,687 S.F.

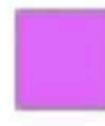
GENERAL NOTES:

SITE SIZE (SF)



ZONING



 IL Light Industrial District

FLOOD MAP



Pt. 2 (29.9706, -90.2032)

Community: Elmwood

Effective FIRM (Effective: 12/29/2021)

Flood Zone: X-AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

FIRM Panel ID: 22051C0180F

FIRM Panel Date: 2/2/2018

CONTACT DETAILS

For bookings and viewings

The information provided herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the information. References to square footage, age, or any other details are approximate and subject to errors, omissions, or changes. It is the buyer's responsibility to independently verify the information and bear all risks associated with any inaccuracies. We do not guarantee, warranty, or represent the accuracy, suitability, or performance of the property. Any projections, opinions, assumptions, or estimates are provided for illustrative purposes only and should not be considered as indicators of current or future property performance. The value of this transaction is contingent upon various factors, including tax considerations, which should be assessed by your own tax, financial, and legal advisors. Prior to making any decisions, you and your advisors should conduct a thorough and independent investigation to ensure the property's suitability for your specific needs. Bridgewater Realty Advisors is a Real Estate Brokerage licensed in the State of Louisiana, U.S.A.



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