

INDUSTRIAL PROPERTY FOR SALE

**3947 Johnny Jackson Jr.
Blvd.**
New Orleans, LA 70471

Presented By:

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PROPERTY DESCRIPTION

Well-Positioned Light Industrial (LI) Facility with excellent access to I-10 with close proximity to the Inner Harbor Navigation Canal and the Port of New Orleans petrochemical corridor. Partially occupied by a month-to-month tenant interested in renewal, offering both income potential and flexibility. Ideal for contractors, service companies, Mardi Gras krewes, and warehouse/distribution users seeking functional space in a prime industrial corridor.

PROPERTY HIGHLIGHTS

- 22,200 SF
- 800 SF of Office
- 18' clear on center sloping to 13.5' on sides
- Three phase power
- Zoned: Light Industrial (LI)
- Five (5) grade level doors (12' x 14')
- 19.4' center column distance
- Pressurized air lines through entire building

OFFERING SUMMARY

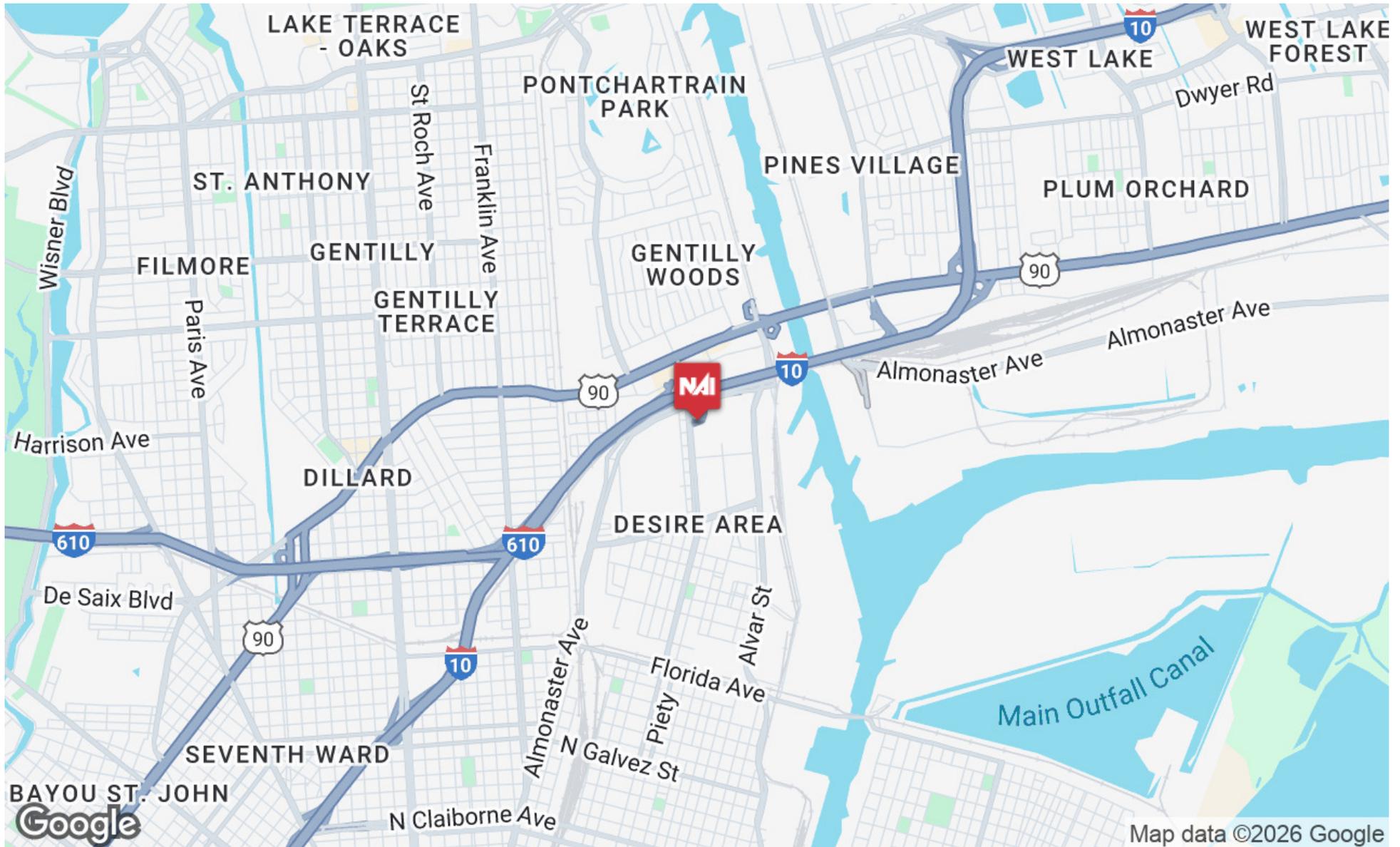
Sale Price:	\$950,000
Lot Size:	45,600 SF
Building Size:	22,220 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	65	588	3,797
Total Population	114	1,288	9,576
Average HH Income	\$25,993	\$18,366	\$33,536

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For More Information:

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