



## New Orleans Dock-High Warehouse on 4.04 Acres

4471 Michoud Boulevard  
New Orleans, LA 70129

**AVAILABLE FOR SALE**



LOCATION:	4471 Michoud Boulevard New Orleans, LA 70129
PRICE:	\$1,650,000
SIZE:	35,000 square feet with 600 square feet of office area
LOT SIZE:	176,200 square feet (4.04 Acres)
ZONING:	BIP, Business Industrial District
LOADING DOORS:	Nine (9) dock-high doors measuring 10' x 10'
CLEAR HEIGHT:	16 feet

### COMMENTS:

This dock-high warehouse is located off Chef Menteur Hwy. with easy access to I-510 and I-10. The building has a sprinkler system and the site is fenced.

FOR MORE INFORMATION CONTACT:

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**ROSS TALBOT**

**(504) 525-9763**

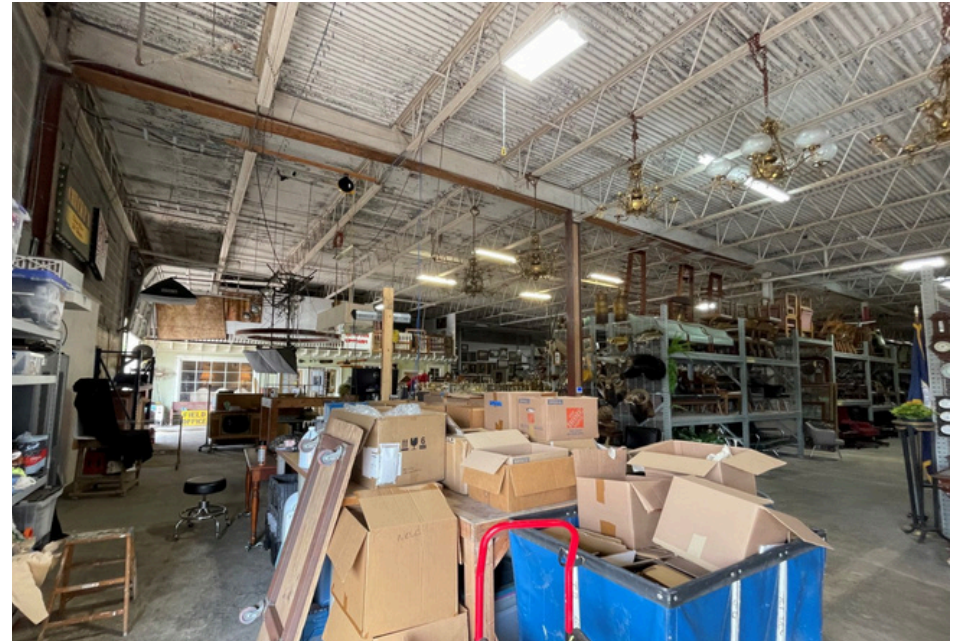
**[rosstalbot@talbot-realty.com](mailto:rosstalbot@talbot-realty.com)**

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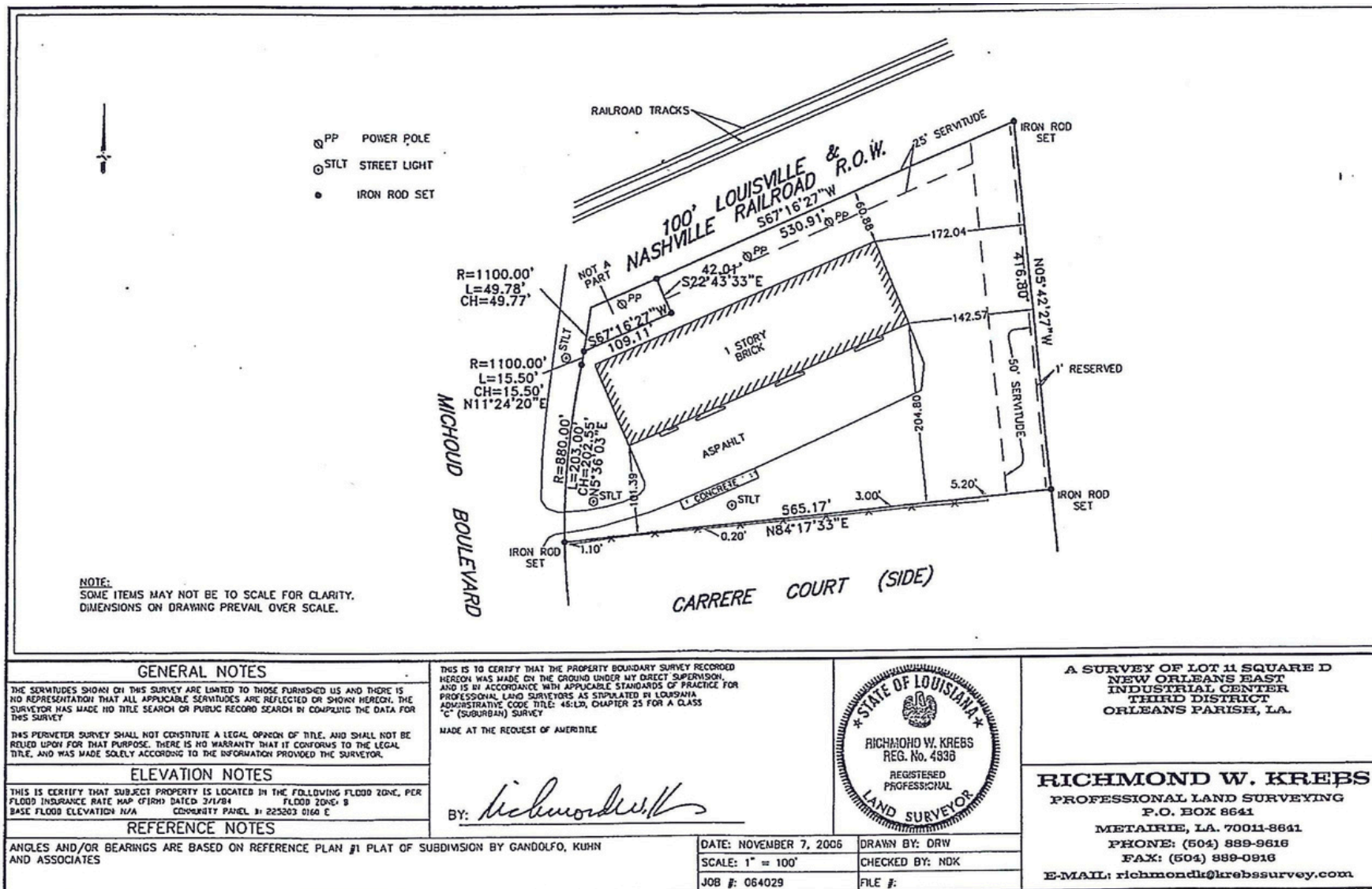


4471 MICHLOUD BOULEVARD

NEW ORLEANS, LA



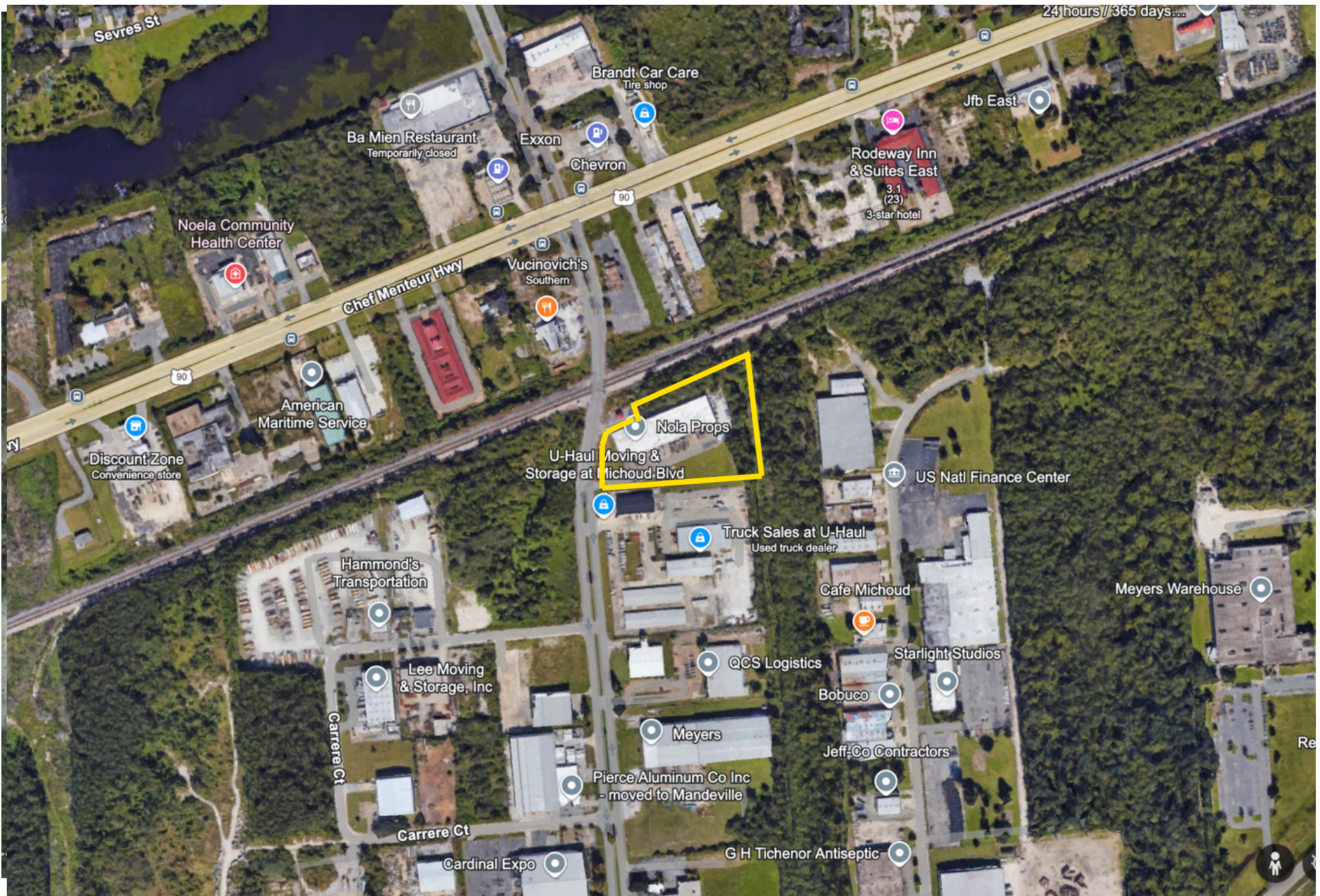






4471 MICHLOUD BOULEVARD

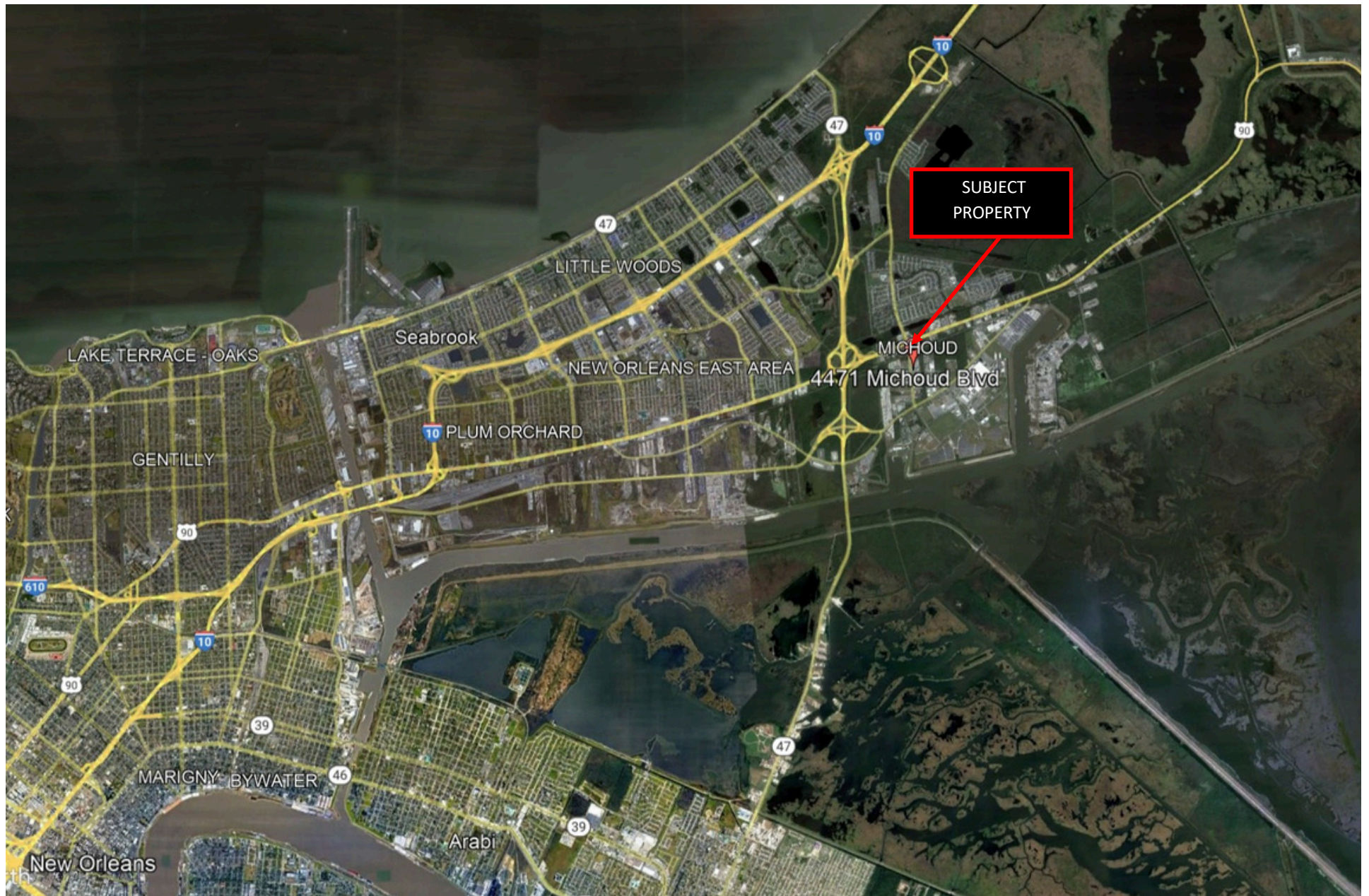
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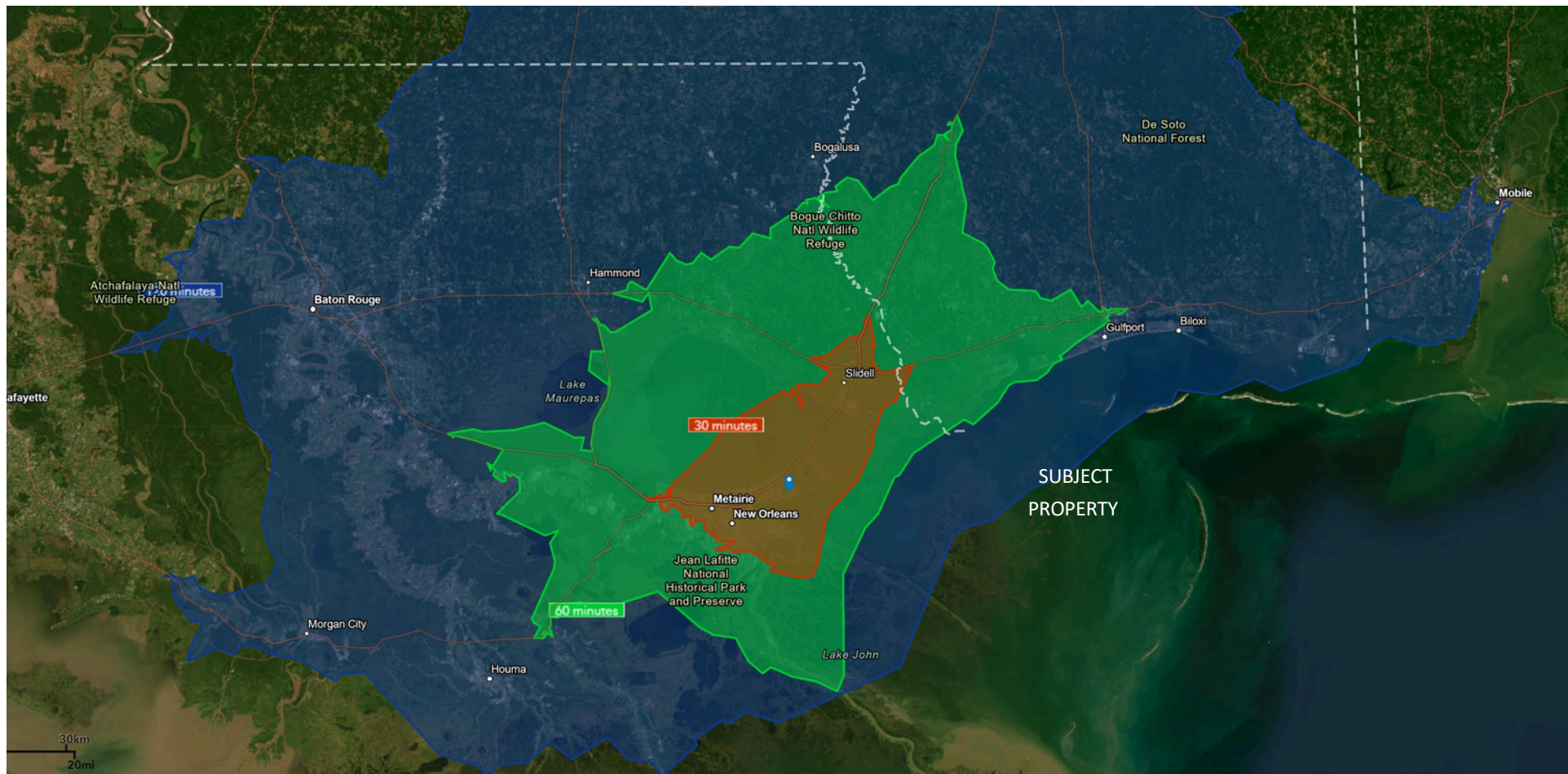
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4471 MICHLOUD BOULEVARD

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30 minutes

60 minutes

120 minutes



## DISTANCE MAP

TALBOT REALTY GROUP

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