

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:

BOBBY TALBOT, CCIM ROSS TALBOT

(504) 525-9763 (504) 525-9763

btalbot@talbot-realty.com rosstalbot@talbot-realty.com

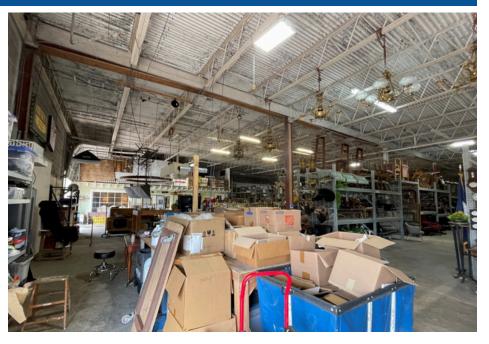
The information in this brochure has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisor, You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

4471 MICHOUD BOULEVARD

NEW ORLEANS, LA











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ELEVATION NOTES

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REFERENCE NOTES

ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1 PLAT OF SUBDIVISION BY GANDOLFO, KUHN

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MADE AT THE REQUEST OF AMERITICE



DRAWN BY: DRW

FILE #:

CHECKED BY: NOK

RICHMOND W. KREBS

ORLEANS PARISH, LA.

PROFESSIONAL LAND SURVEYING P.O. BOX 8641 METAIRIE, LA. 70011-8641

PHONE: (504) 889-9616 FAX: (504) 889-0916

E-MAIL: richmondk@krebssurvey.com

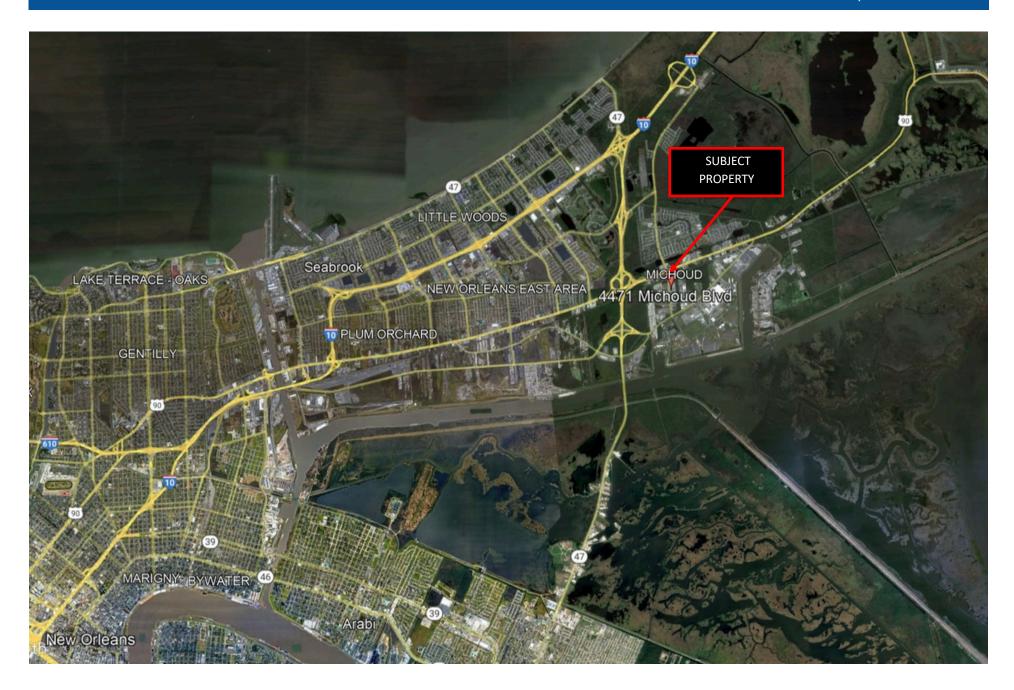
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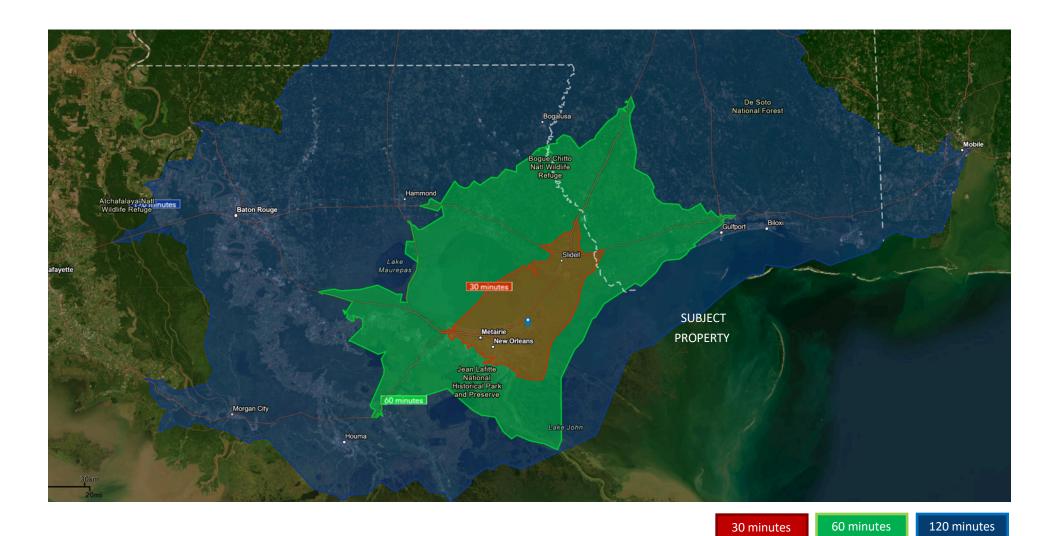
DATE: NOVEMBER 7, 2006 SCALE: 1" = 100"

NEW ORLEANS, LA



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DISTANCE MAP