



Each office independently owned and operated

FOR LEASE

INDUSTRIAL PROPERTY

MAX JUGE - RE/MAX COMMERCIAL

201 Evans Road | Suite 444

Metairie, LA 70124

504.838.0001

1746 TCHOUPITOULAS ST - BUILD TO SUIT

NEW ORLEANS, LA 70130



PRESENTED BY:

MAX JUGE

Sales Associate

504.838.0001

LA #995716624

FOR LEASE

INDUSTRIAL PROPERTY

PROPERTY SUMMARY

1746 TCHOUPITOULAS ST -BUILD TO SUIT

NEW ORLEANS, LA 70130



PROPERTY DESCRIPTION

The Centennial Cotton Press Building harkens back to a time when New Orleans handled nearly one-third of all cotton produced in America and hosted the World's Cotton Centennial Exposition in 1884. The Cotton Press, along with the other buildings in the block, have been completely renovated by Renaissance Neighborhood Development Corporation (RNDC), a subsidiary of Volunteers of America (VOA).

Featured at the rear of the building, this 8,315 SF space is currently configured as a commercial kitchen, and comes fully equipped with a range of commercial cooking implements: commercial hoods, several walk-in fridge-freezers, cooking equipment, in-floor drains, etc. All spaces are fully equipped with HVAC. This space is divided into three areas, a commercial kitchen with office + Conference room, and two loading bays with access to overhead doors (total of 6) + additional cold storage. The space can be built to suit for a variety of different uses and configurations. Please reach out to the agent for more information on this built to suit listing.

OFFERING SUMMARY

BTS Lease Rate:	\$26.00 SF/yr (NNN)
Available SF:	8,315 SF
Lease Structure:	NNN
Zoning:	MU-2
Building Size:	8,315 SF
Overhead Doors (Drive-In):	6
Parking Spaces:	10 + / -
Warehouse HVAC:	Yes
BTS types:	Office, Retail, Industrial, and others



MAX JUGE - RE/MAX COMMERCIAL
Each office independently owned and operated

MAX JUGE

Sales Associate

504.838.0001

mjuge@nolacommercial.com

LA #995716624

201 Evans Road | Suite 444
Metairie, LA 70124

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

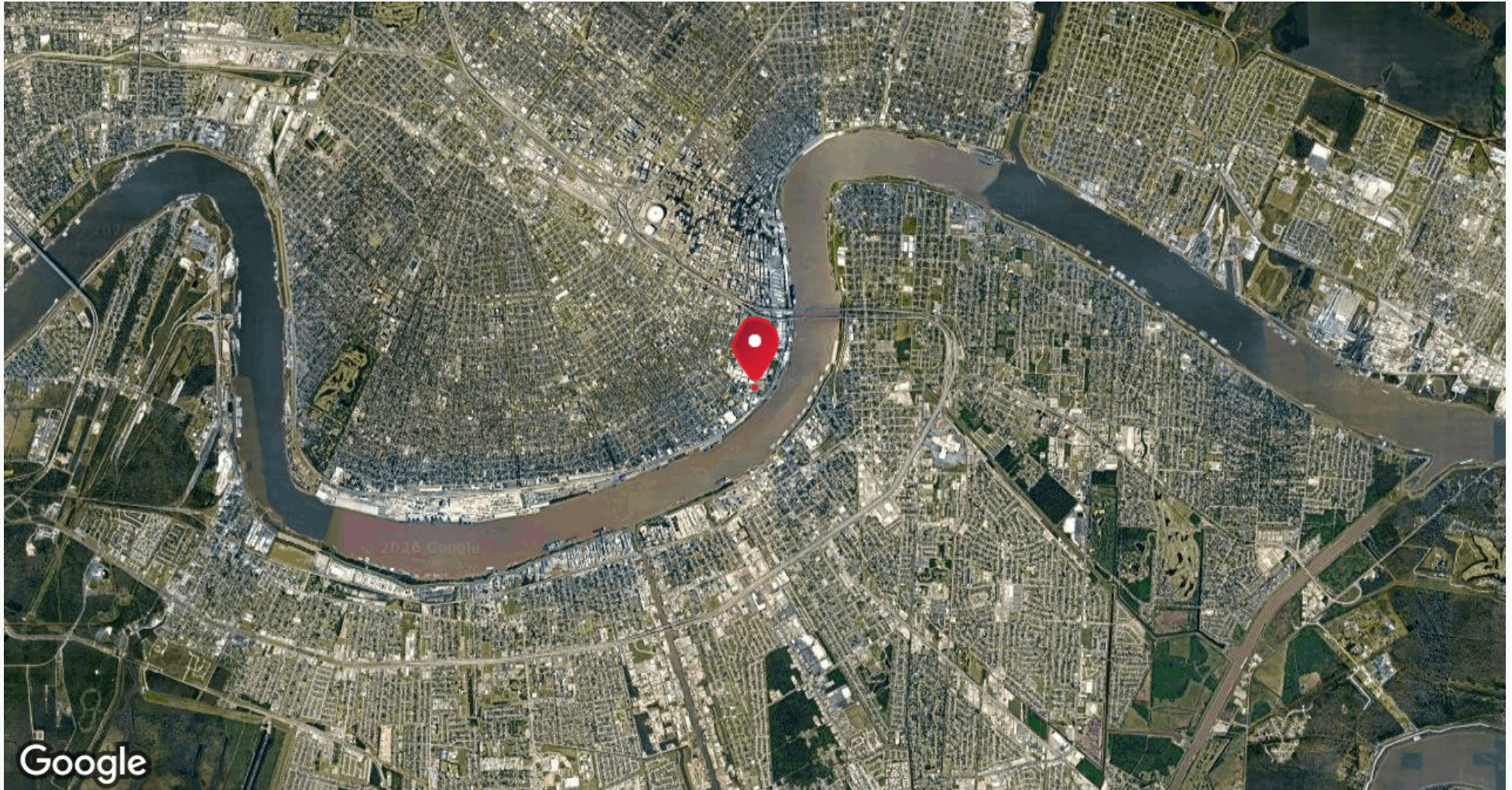
FOR LEASE

INDUSTRIAL PROPERTY

LOCATION MAP

1746 TCHOUPITOULAS ST -BUILD TO SUIT

NEW ORLEANS, LA 70130



MAX JUGE - RE/MAX COMMERCIAL
Each office independently owned and operated

MAX JUGE

Sales Associate

504.838.0001

mjuge@nolacommercial.com

LA #995716624

201 Evans Road | Suite 444
Metairie, LA 70124

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

FOR LEASE

INDUSTRIAL PROPERTY

ADDITIONAL PHOTOS

1746 TCHOUPITOULAS ST -BUILD TO SUIT

NEW ORLEANS, LA 70130



MAX JUGE - RE/MAX COMMERCIAL
Each office independently owned and operated

MAX JUGE

Sales Associate

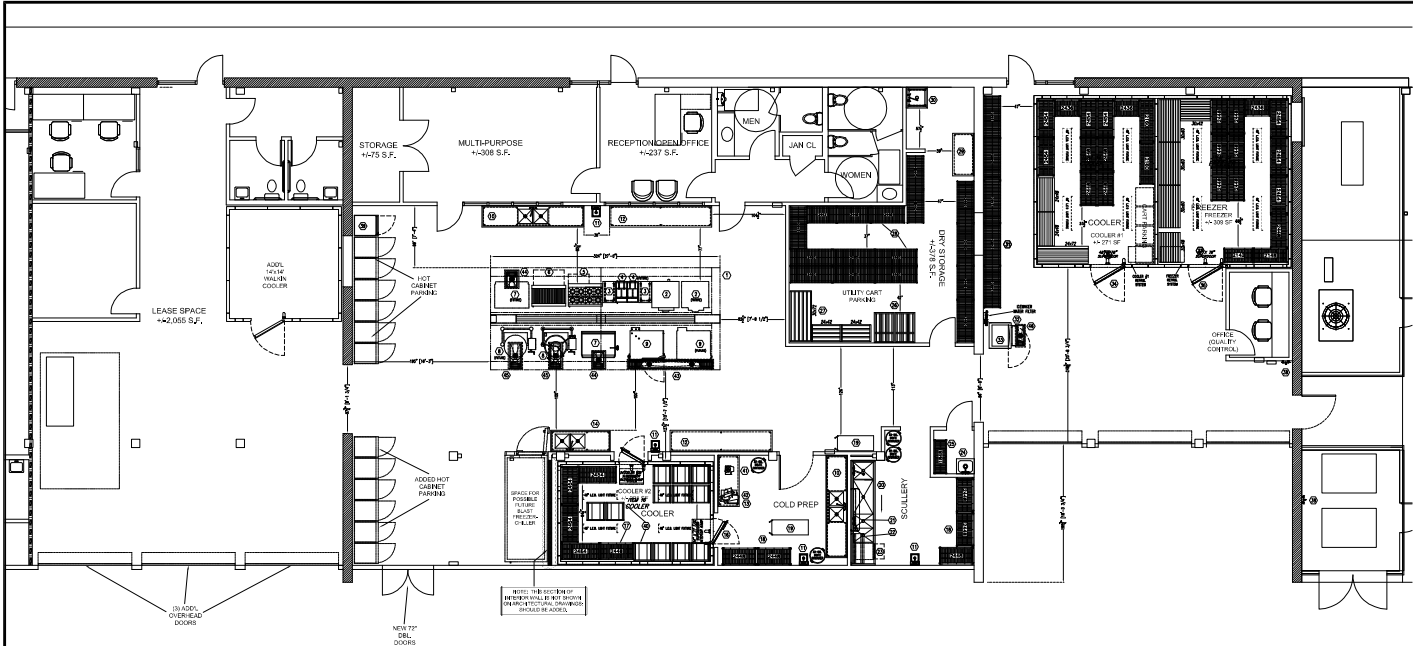
504.838.0001

mjuge@nolacommercial.com

LA #995716624

201 Evans Road | Suite 444
Metairie, LA 70124

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated



EQUIPMENT SCHEDULE			
No.	Equipment Description	Manufacturer	Notes
1	1.0 Island Case	Whisper	
2	2.0 Island Case	Whisper	
3	3.0 Island Case	Whisper	
4	4.0 Island Case	Whisper	
5	5.0 Island Case	Whisper	
6	6.0 Island Case	Whisper	
7	7.0 Island Case	Whisper	
8	8.0 Island Case	Whisper	
9	9.0 Island Case	Whisper	
10	10.0 Island Case	Whisper	
11	11.0 Island Case	Whisper	
12	12.0 Island Case	Whisper	
13	13.0 Island Case	Whisper	
14	14.0 Island Case	Whisper	
15	15.0 Island Case	Whisper	
16	16.0 Island Case	Whisper	
17	17.0 Island Case	Whisper	
18	18.0 Island Case	Whisper	
19	19.0 Island Case	Whisper	
20	20.0 Island Case	Whisper	
21	21.0 Island Case	Whisper	
22	22.0 Island Case	Whisper	
23	23.0 Island Case	Whisper	
24	24.0 Island Case	Whisper	
25	25.0 Island Case	Whisper	
26	26.0 Island Case	Whisper	
27	27.0 Island Case	Whisper	
28	28.0 Island Case	Whisper	
29	29.0 Island Case	Whisper	
30	30.0 Island Case	Whisper	
31	31.0 Island Case	Whisper	
32	32.0 Island Case	Whisper	
33	33.0 Island Case	Whisper	
34	34.0 Island Case	Whisper	
35	35.0 Island Case	Whisper	
36	36.0 Island Case	Whisper	
37	37.0 Island Case	Whisper	
38	38.0 Island Case	Whisper	
39	39.0 Island Case	Whisper	
40	40.0 Island Case	Whisper	
41	41.0 Island Case	Whisper	
42	42.0 Island Case	Whisper	
43	43.0 Island Case	Whisper	
44	44.0 Island Case	Whisper	
45	45.0 Island Case	Whisper	
46	46.0 Island Case	Whisper	
47	47.0 Island Case	Whisper	
48	48.0 Island Case	Whisper	
49	49.0 Island Case	Whisper	
50	50.0 Island Case	Whisper	
51	51.0 Island Case	Whisper	
52	52.0 Island Case	Whisper	
53	53.0 Island Case	Whisper	
54	54.0 Island Case	Whisper	
55	55.0 Island Case	Whisper	
56	56.0 Island Case	Whisper	
57	57.0 Island Case	Whisper	
58	58.0 Island Case	Whisper	
59	59.0 Island Case	Whisper	
60	60.0 Island Case	Whisper	
61	61.0 Island Case	Whisper	
62	62.0 Island Case	Whisper	
63	63.0 Island Case	Whisper	
64	64.0 Island Case	Whisper	
65	65.0 Island Case	Whisper	
66	66.0 Island Case	Whisper	
67	67.0 Island Case	Whisper	
68	68.0 Island Case	Whisper	
69	69.0 Island Case	Whisper	
70	70.0 Island Case	Whisper	
71	71.0 Island Case	Whisper	
72	72.0 Island Case	Whisper	
73	73.0 Island Case	Whisper	
74	74.0 Island Case	Whisper	
75	75.0 Island Case	Whisper	
76	76.0 Island Case	Whisper	
77	77.0 Island Case	Whisper	
78	78.0 Island Case	Whisper	
79	79.0 Island Case	Whisper	
80	80.0 Island Case	Whisper	
81	81.0 Island Case	Whisper	
82	82.0 Island Case	Whisper	
83	83.0 Island Case	Whisper	
84	84.0 Island Case	Whisper	
85	85.0 Island Case	Whisper	
86	86.0 Island Case	Whisper	
87	87.0 Island Case	Whisper	
88	88.0 Island Case	Whisper	
89	89.0 Island Case	Whisper	
90	90.0 Island Case	Whisper	
91	91.0 Island Case	Whisper	
92	92.0 Island Case	Whisper	
93	93.0 Island Case	Whisper	
94	94.0 Island Case	Whisper	
95	95.0 Island Case	Whisper	
96	96.0 Island Case	Whisper	
97	97.0 Island Case	Whisper	
98	98.0 Island Case	Whisper	
99	99.0 Island Case	Whisper	
100	100.0 Island Case	Whisper	

Foodservice Design By:
Mayan Consulting, LLC
 1000 Poydras Street, Suite 2000
 New Orleans, LA 70112
 (504) 581-1234
 www.mayanconsulting.com

UPDATED 12/17/12 - Bally Walkin
 Coolers Added to Plan

JOHN C WILLIAMS ARCHITECTS LLC
 101 MARQUEE STREET
 NEW ORLEANS, LA 70113
 (504) 581-1234
 www.jcwllc.com

Cotton Press Building
1770 Tchoupitoulas
 New Orleans, Louisiana

REVISIONS	
No.	Description
1	10/25/12 CD Set Update
2	10/25/12 CD Set Update
3	10/25/12 CD Set Update
4	10/25/12 CD Set Update

DRAWING TITLE:
Kitchen Floor Plan
 SCALE:
 JOB No.: 501037-20
 DATE: 29 AUGUST 2011

DRAWING No.:
K1

FOR LEASE

INDUSTRIAL PROPERTY

DEMOGRAPHICS MAP & REPORT

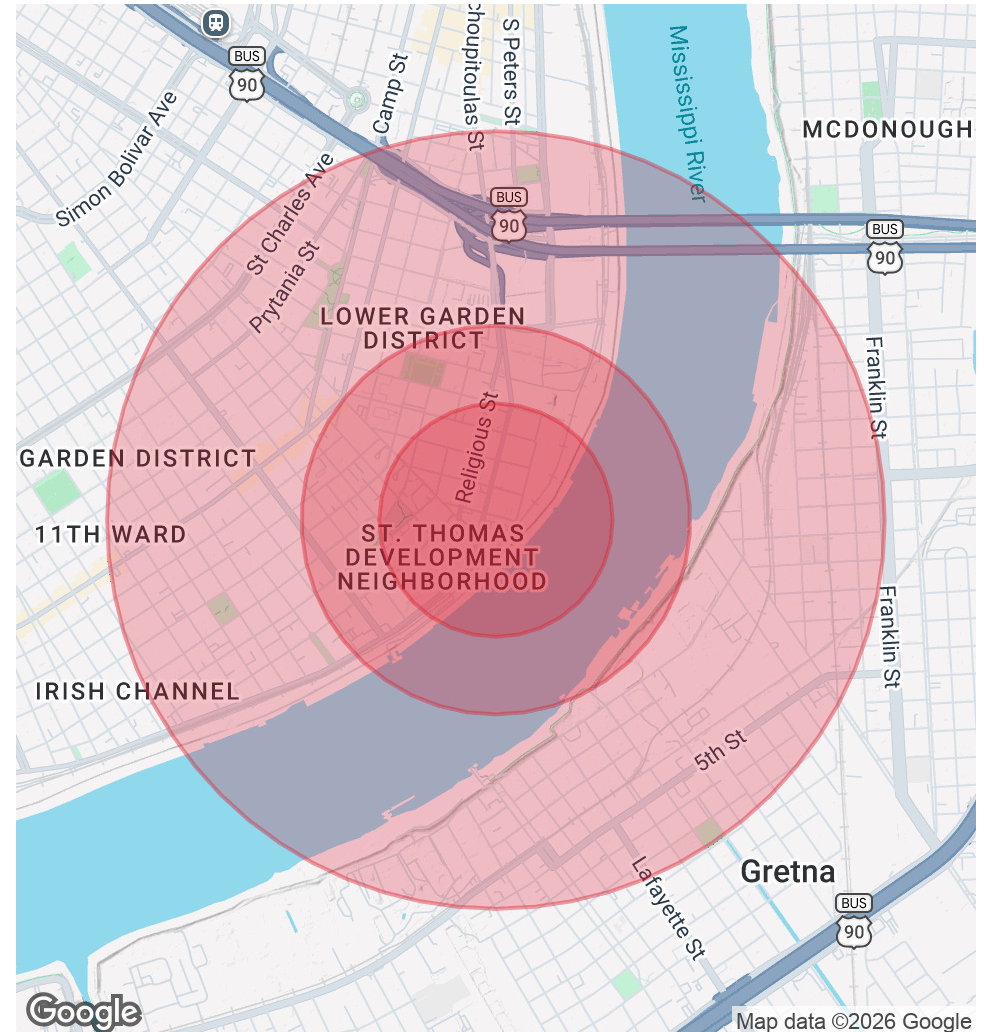
1746 TCHOUPITOULAS ST -BUILD TO SUIT

NEW ORLEANS, LA 70130

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	782	2,930	14,649
Average Age	35	37	41
Average Age (Male)	33	37	41
Average Age (Female)	36	37	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	394	1,625	7,736
# of Persons per HH	2	1.8	1.9
Average HH Income	\$81,401	\$90,527	\$103,239
Average House Value	\$587,666	\$646,709	\$603,050

2020 American Community Survey (ACS)



MAX JUGE - RE/MAX COMMERCIAL
Each office independently owned and operated

MAX JUGE

Sales Associate

504.838.0001

mjuge@nolacommercial.com

LA #995716624

201 Evans Road | Suite 444
Metairie, LA 70124

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated