



Each office independently owned and operated

FOR SALE

INDUSTRIAL PROPERTY

4342 MICHOU D BLVD

NEW ORLEANS, LA 70129

MAX JUGE - RE/MAX COMMERCIAL

3331 Severn Avenue | Suite 200

Metairie, LA 70002



PRESENTED BY:

MAX JUGE

Sales Associate

504.838.0001

LA #995716624

FOR SALE

INDUSTRIAL PROPERTY

INDUSTRIAL PROPERTY

4342 MICHLOUD BLVD

NEW ORLEANS, LA 70129



PROPERTY DESCRIPTION

Former aluminum fabrication facility on Michoud Blvd in New Orleans East; less than a mile from NASA's Michoud Facility. The Facility sits on approx. two acres of land, with a leased perimeter electric fence; the buyer to assume all responsibility relating to the leased fence contract, post-sale. Seven grade-level roll-up doors provide easy access to the entirety of the warehouse. Four bridges, with three, 5-ton bridge cranes servicing the main warehouse. Electrical system is compromised and will need to be completely replaced. There is water damage from a pipe leak in the office, which will require major remediation.

PROPERTY SPECS

(ALL MEASUREMENTS ARE APPROXIMATE**)**

Office SF:	4,000 SF
Low-Span (15') SF:	5,000 SF
Main Warehouse (35') SF:	37,000 SF

DEMOGRAPHICS

0.3 MILES

0.5 MILES

1 MILE

Total Population	3	46	2,267
Average HH Income	\$28,818	\$33,823	\$56,704

OFFERING SUMMARY

Asking Price:	\$1,500,000.00
Land Size:	1.964 acres
Zoning:	BIP (Business Industrial Park)
Asking Price Per SF:	\$31.91/SF
Electric fence:	7,000 Volts (2022) - leased fence
Laydown Yard:	12,000 SF



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

MAX JUGE

Sales Associate

504.838.0001

mjuge@nolacommercial.com

LA #995716624

3331 Severn Avenue | Suite 200
Metairie, LA 70002

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

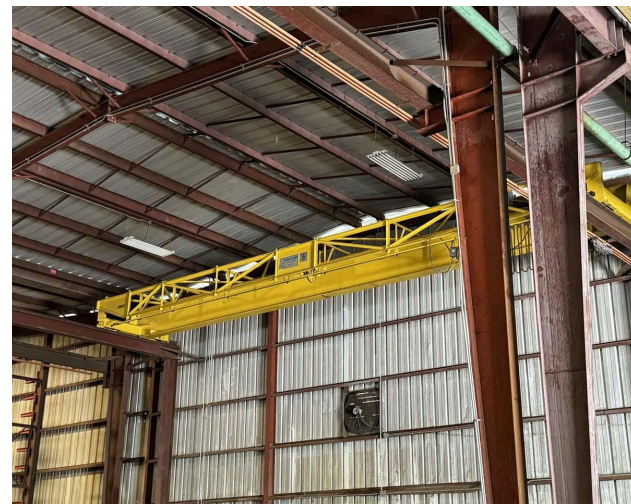
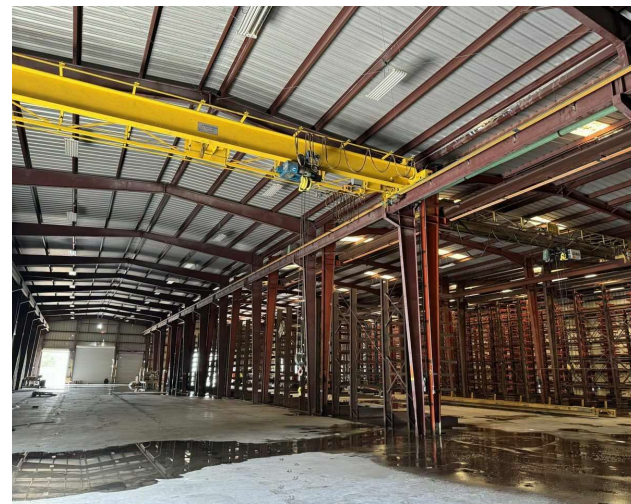
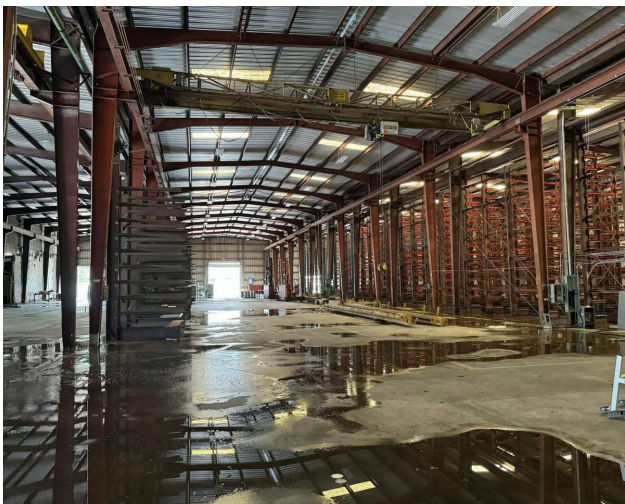
FOR SALE

INDUSTRIAL PROPERTY

INDUSTRIAL PROPERTY

4342 MICHoud BLVD

NEW ORLEANS, LA 70129



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

MAX JUGE

Sales Associate

504.838.0001

mjuge@nolacommercial.com

LA #995716624

3331 Severn Avenue | Suite 200
Metairie, LA 70002

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

FOR SALE

INDUSTRIAL PROPERTY

INDUSTRIAL PROPERTY

//4342 MICHoud BLVD

NEW ORLEANS, LA 70129



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

MAX JUGE

Sales Associate

504.838.0001

mjuge@nolacommercial.com

LA #995716624

3331 Severn Avenue | Suite 200
Metairie, LA 70002

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

FOR SALE

INDUSTRIAL PROPERTY

INDUSTRIAL PROPERTY

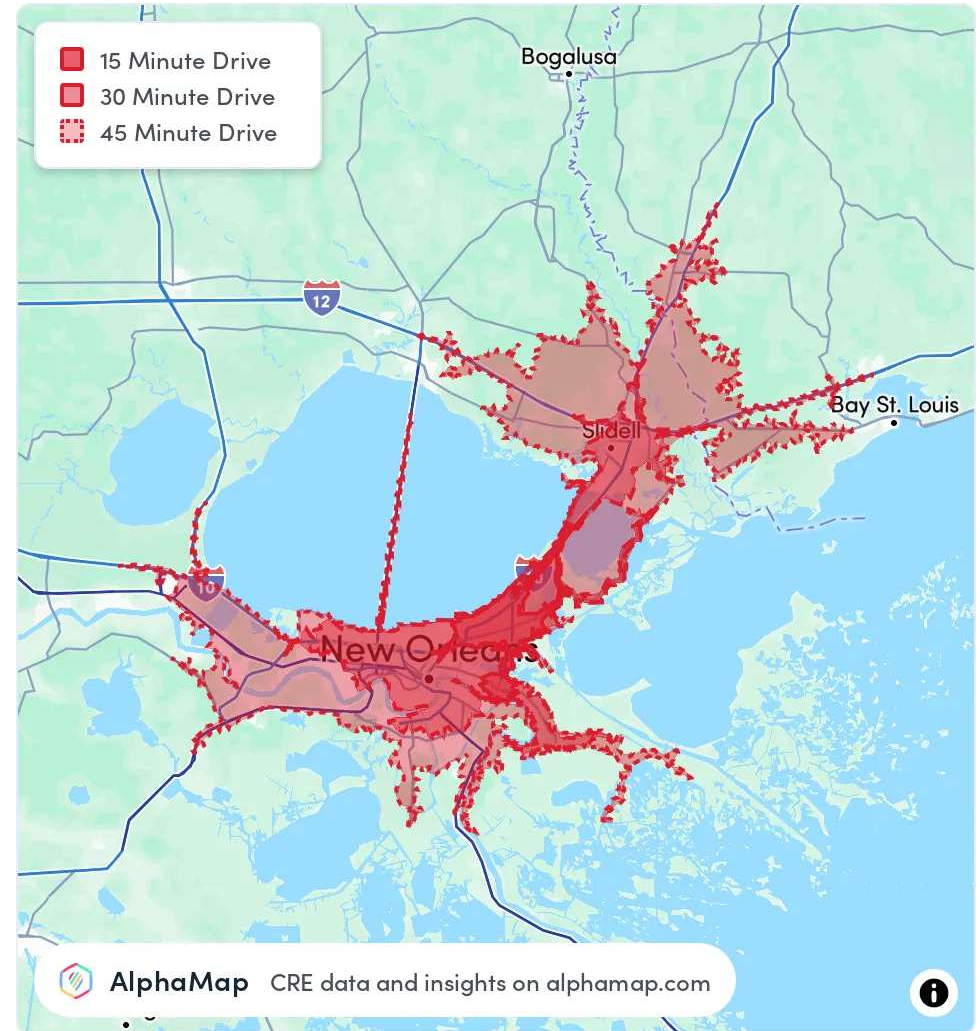
4342 MICHLOUD BLVD

NEW ORLEANS, LA 70129

Map and demographics data derived from AlphaMap

DRIVE TIME CHART

	15 MIN	30 MIN	45 MIN
Population	99,228	697,548	930,580
Workday Population	81,069	790,882	1,136,226
% of Population High School Graduates(and above)	84.60%	87.70%	87.30%
Civilian Labor Force - Employed	49.90%	56.50%	56.50%
Civilian Labor Force - Unemployed	7.00%	4.70%	4.60%
Not in Labor Force	42.90%	38.30%	38.2%
Average Household income	\$62,487.00	\$87,866.00	\$87,396.00



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

MAX JUGE

Sales Associate

504.838.0001

mjuge@nolacommercial.com

LA #995716624

3331 Severn Avenue | Suite 200
Metairie, LA 70002

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

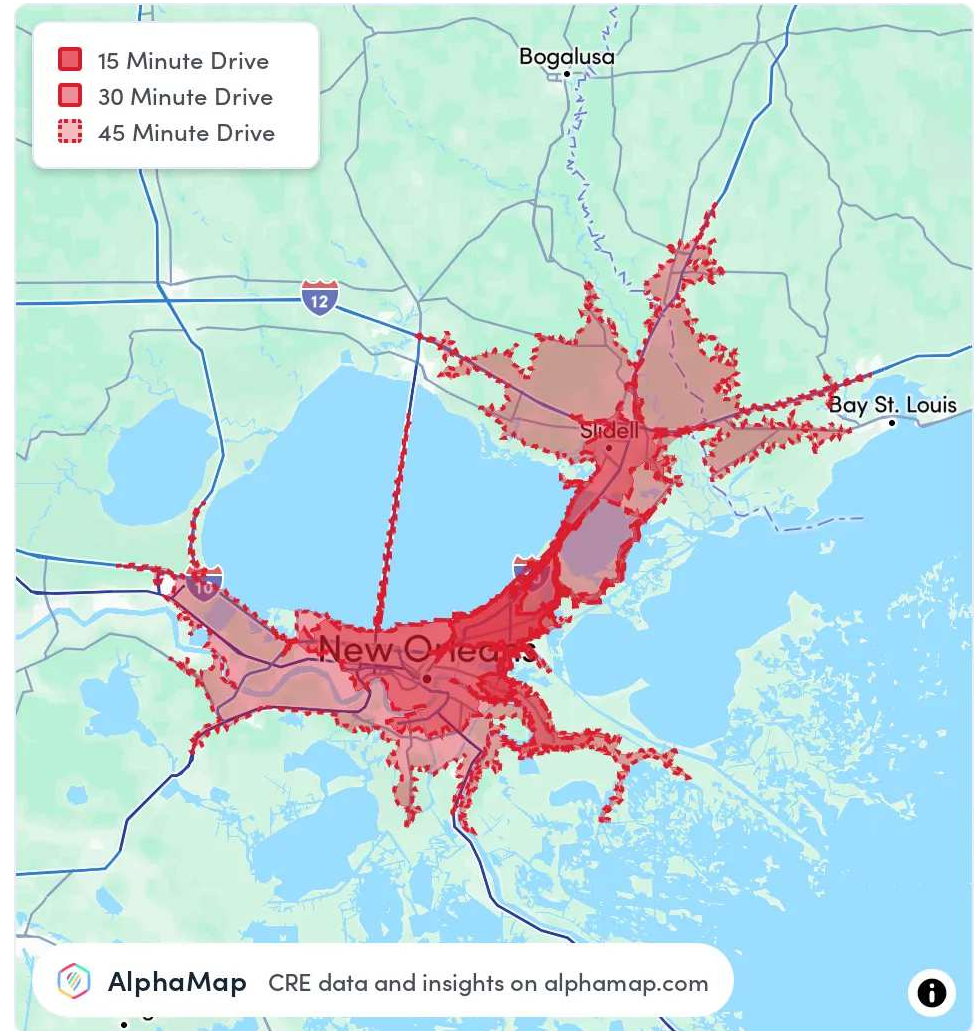
FOR SALE

INDUSTRIAL PROPERTY

INDUSTRIAL PROPERTY

4342 MICHLOUD BLVD

NEW ORLEANS, LA 70129



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

MAX JUGE

Sales Associate

504.838.0001

mjuge@nolacommercial.com

LA #995716624

3331 Severn Avenue | Suite 200
Metairie, LA 70002

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