



Offering Memorandum

5910 S. Front Street

New Orleans, LA, 70115

Bridgewater Realty Advisors
www.bridgewater.realty
3500 N. Hullen St, Suite 18:233
Metairie, LA, 70001
504-901-0463
Licensed in LA, MS



**5910 S. FRONT STREET
NEW ORLEANS, LA, 70115**

*+/- 15,806 SF Warehouse
Climate Controlled*



MASON W. MCCULLOUGH
Principal | Broker
504.298.8631
mason@bridgewater.realty



BRYCE MARULLO
Principal | Agent
504.301.5583
Bryce@bridgewater.realty



CAMERON GRIFFIN
Principal | Agent
504.535.5680
cameron@bridgewater.realty

OFFERING

Located along South Front Street in Uptown New Orleans, this ±15,806 SF, two-story industrial property offers an excellent combination of location, durability, and functionality. The building is constructed with a metal frame and concrete slab foundation, featuring a concrete block and metal panel exterior with a sloped metal panel roof.

The ±12,086 SF ground floor provides an efficient layout ideal for warehouse, distribution, or commissary kitchen use. The second floor includes +/- 2,880 SF of office space and an +/-840 SF boiler room, supporting both operational and administrative needs.

Interior finishes consist of concrete, tile, and carpet flooring with painted block and gypsum board walls. The property is equipped with central HVAC, multiple restrooms, an alarm system, emergency lighting, and secure metal-framed doors. Nineteen (19) paved parking spaces and multiple covered loading areas enhance functionality.

This Uptown industrial asset presents a rare opportunity for users or investors seeking a well located, versatile facility in a high-demand submarket.

SUMMARY

PRICE: \$2,320,000

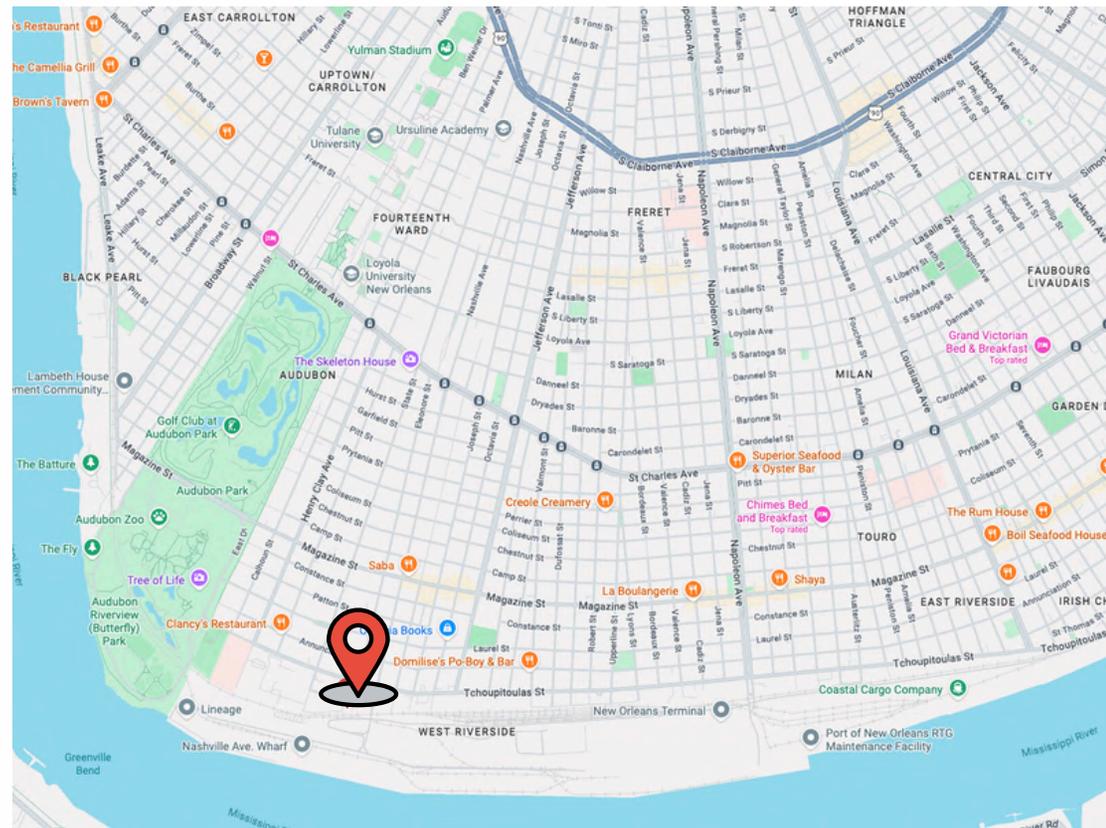
PRICE PER SF: \$146.77/sf

SITE SIZE: +/- 21,421 sf

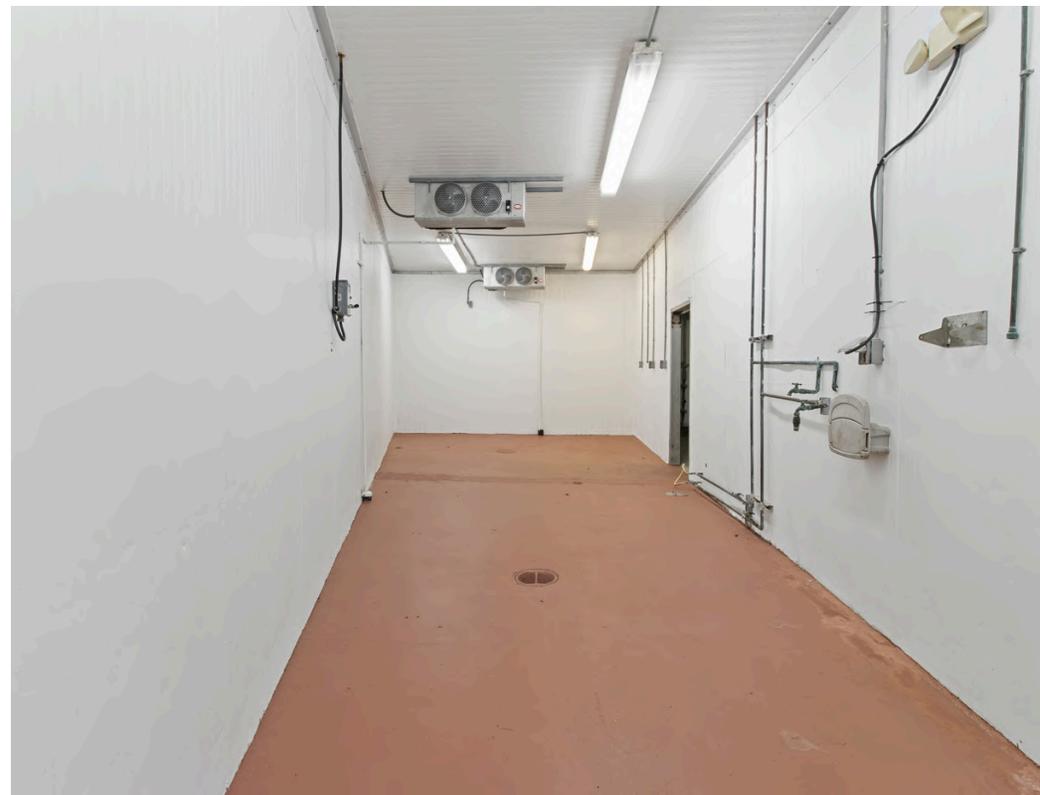
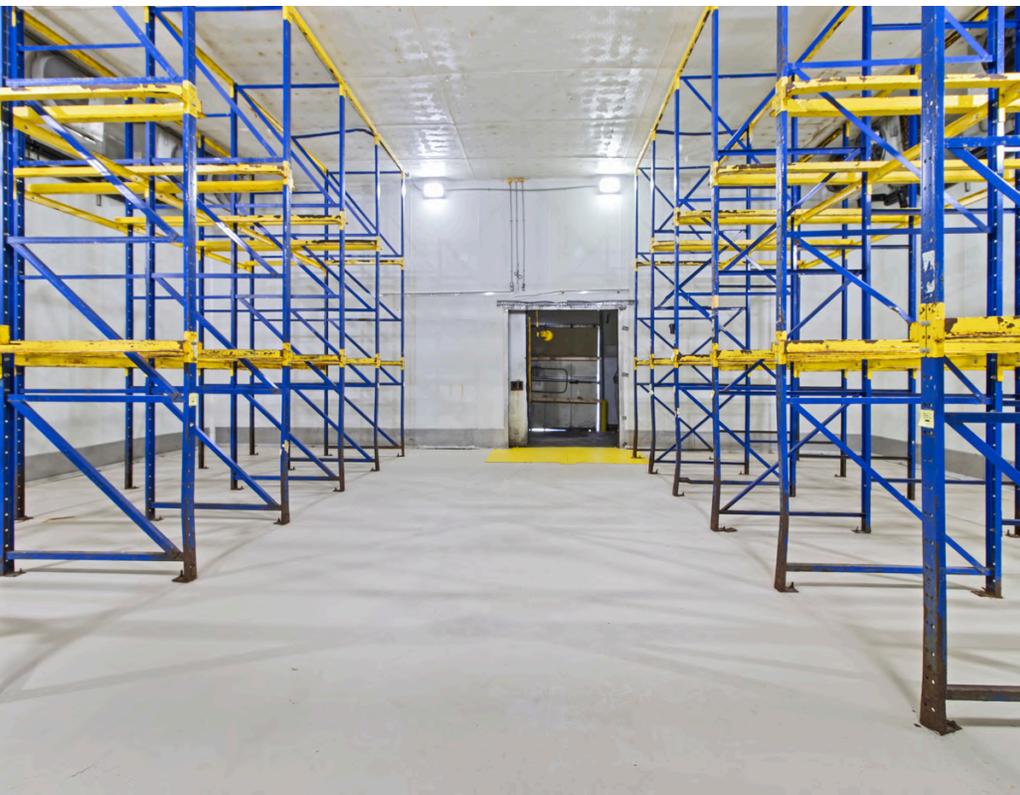
GBA: +/- 15,806 sf

FLOOD ZONE: X

ZONING: MI, Maritime Industrial



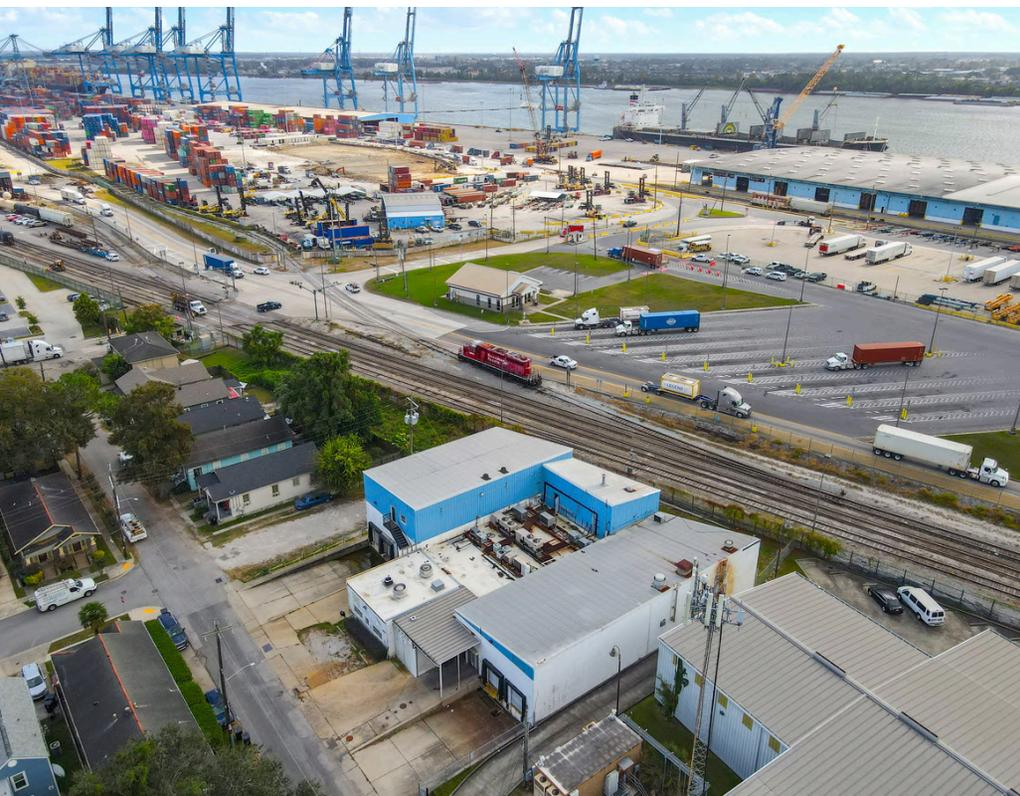






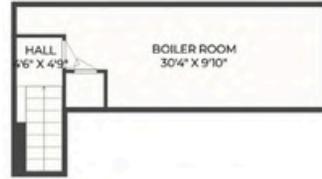




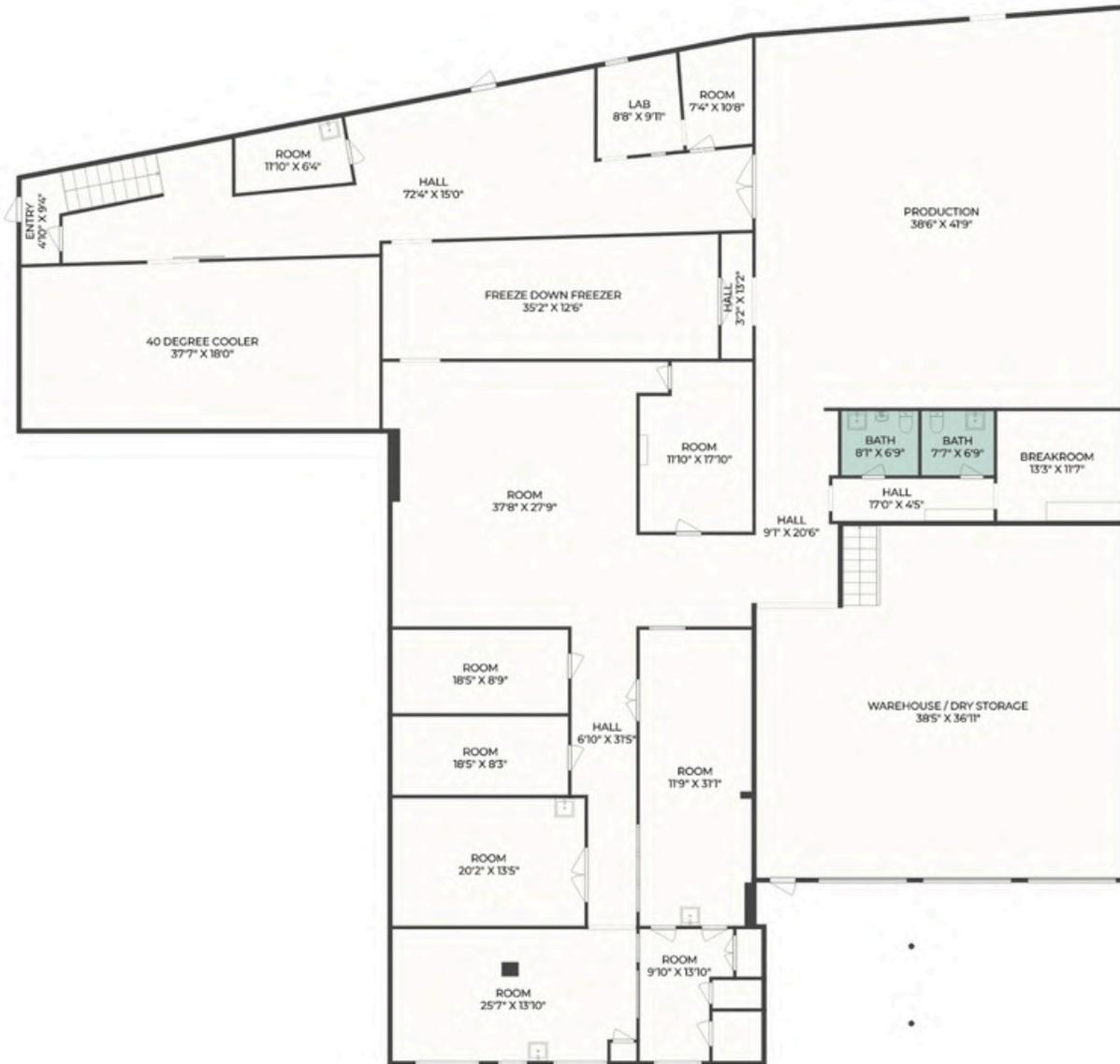




Floor Plan



FLOOR 2



FLOOR 1



FLOOR 3

CONTACT DETAILS

For bookings and viewings

The information provided herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the information. References to square footage, age, or any other details are approximate and subject to errors, omissions, or changes. It is the buyer's responsibility to independently verify the information and bear all risks associated with any inaccuracies. We do not guarantee, warranty, or represent the accuracy, suitability, or performance of the property. Any projections, opinions, assumptions, or estimates are provided for illustrative purposes only and should not be considered as indicators of current or future property performance. The value of this transaction is contingent upon various factors, including tax considerations, which should be assessed by your own tax, financial, and legal advisors. Prior to making any decisions, you and your advisors should conduct a thorough and independent investigation to ensure the property's suitability for your specific needs. Bridgewater Realty Advisors is a Real Estate Brokerage licensed in the State of Louisiana, U.S.A.



MASON W. MCCULLOUGH

Principal | Broker
504.298.8631
mason@bridgewater.realty



BRYCE MARULLO

Principal | Agent
504.301.5583
Bryce@bridgewater.realty



CAMERON GRIFFIN

Principal | Agent
504.535.5680
cameron@bridgewater.realty

Bridgewater Realty Advisors
www.bridgewater.realty
3500 N. Hullen St, Suite 18:233
Metairie, LA, 70001
504-901-0463
Licensed in LA, MS