



INDUSTRIAL PROPERTY FOR SALE

Opportunity Zone Multi-Tenant Industrial Building

2424 Greenwood Street, Kenner, LA 70062

Presented By:

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PROPERTY DESCRIPTION

Strategically located adjacent to Louis Armstrong New Orleans International Airport (MSY), this multi-tenant industrial asset offers immediate airport access within a designated Federal Opportunity Zone. The building totals $\pm 12,800$ SF and is configured as four (4) $\pm 3,200$ SF units (approx. 80' x 40'), each with its own grade-level roll-up door (approx. 10.5 x 12') and independent access. Warehouse eaves height (approx. 14.5'), clearance under the "I" beams (approx. 12.5'). One unit was recently leased for two years, two are currently leased month-to-month, and one is currently vacant. Roof was replaced in 2024. Property is ideally positioned for an owner-user looking to occupy one or more bays and keep remaining units leased for additional income, or, value-add investor. For more information related to tax benefits associated with Opportunity Zones follow the link <https://www.irs.gov/newsroom/opportunity-zones>.

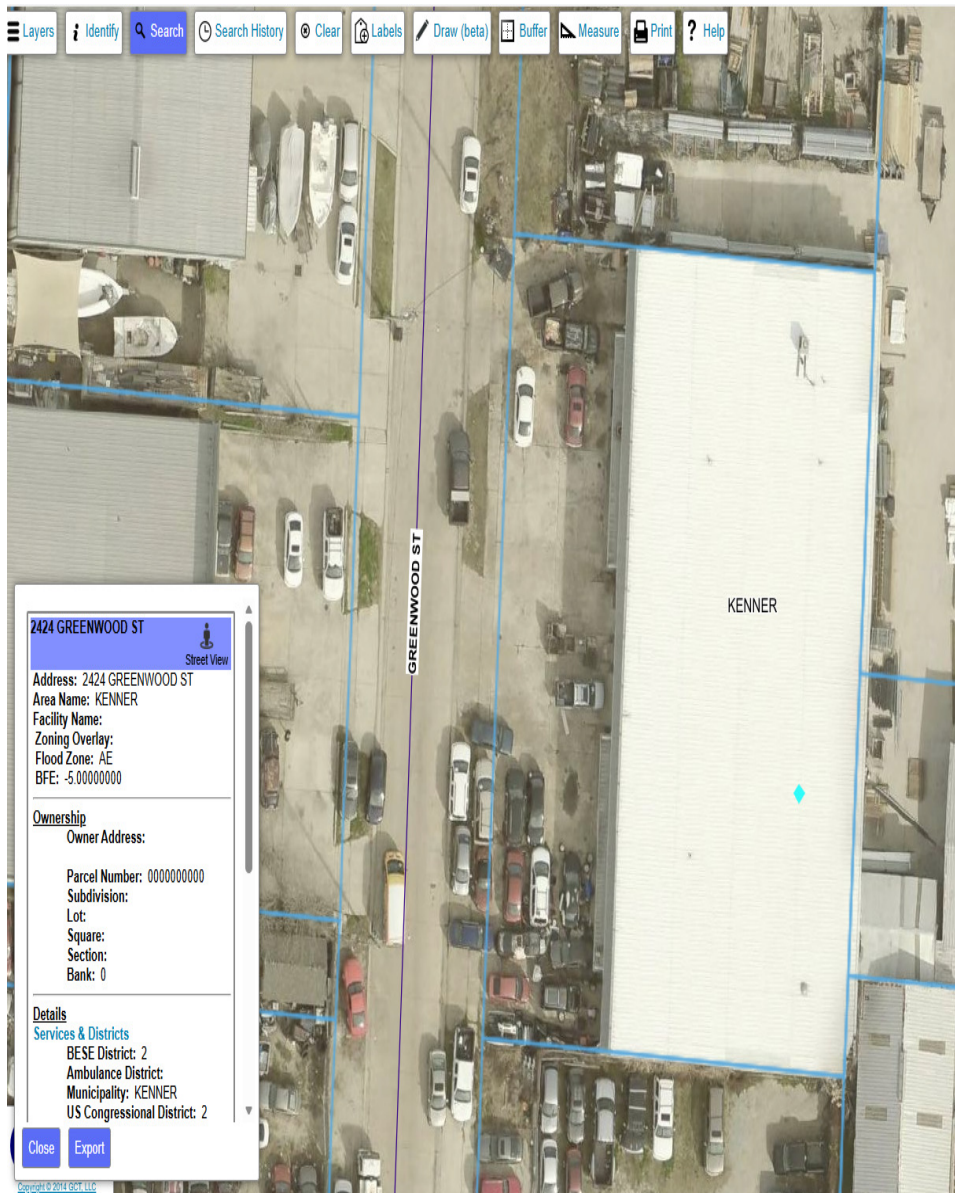
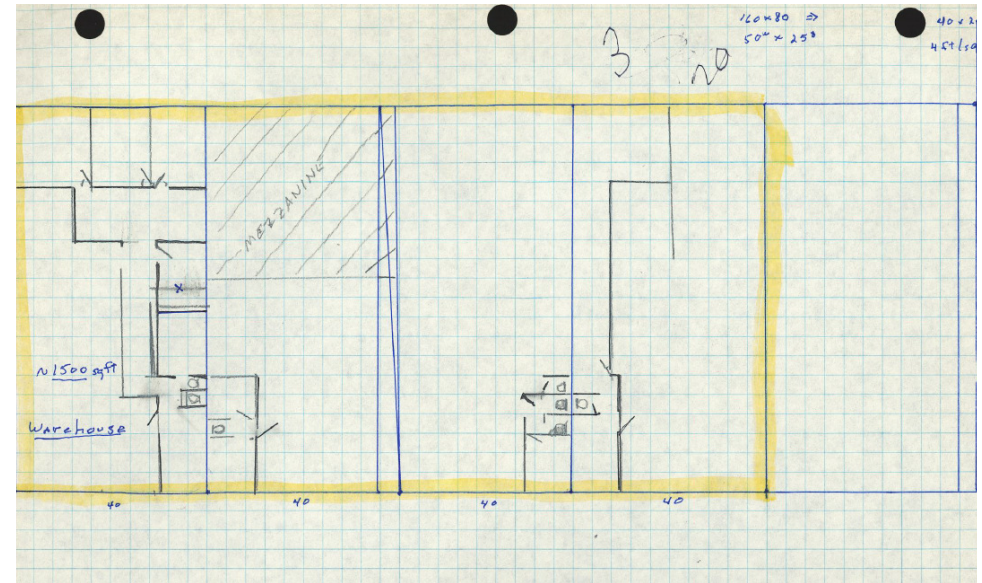
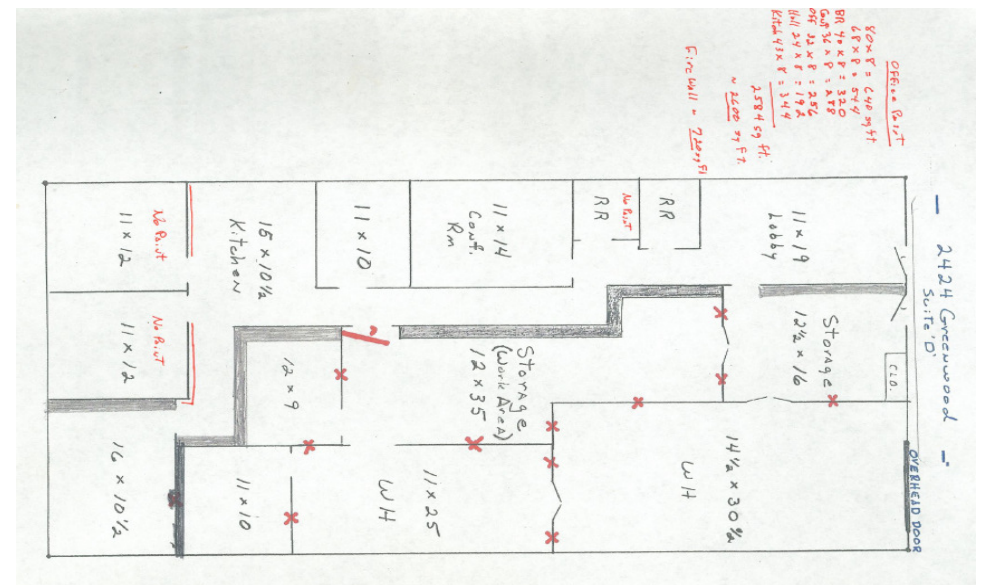
PROPERTY HIGHLIGHTS

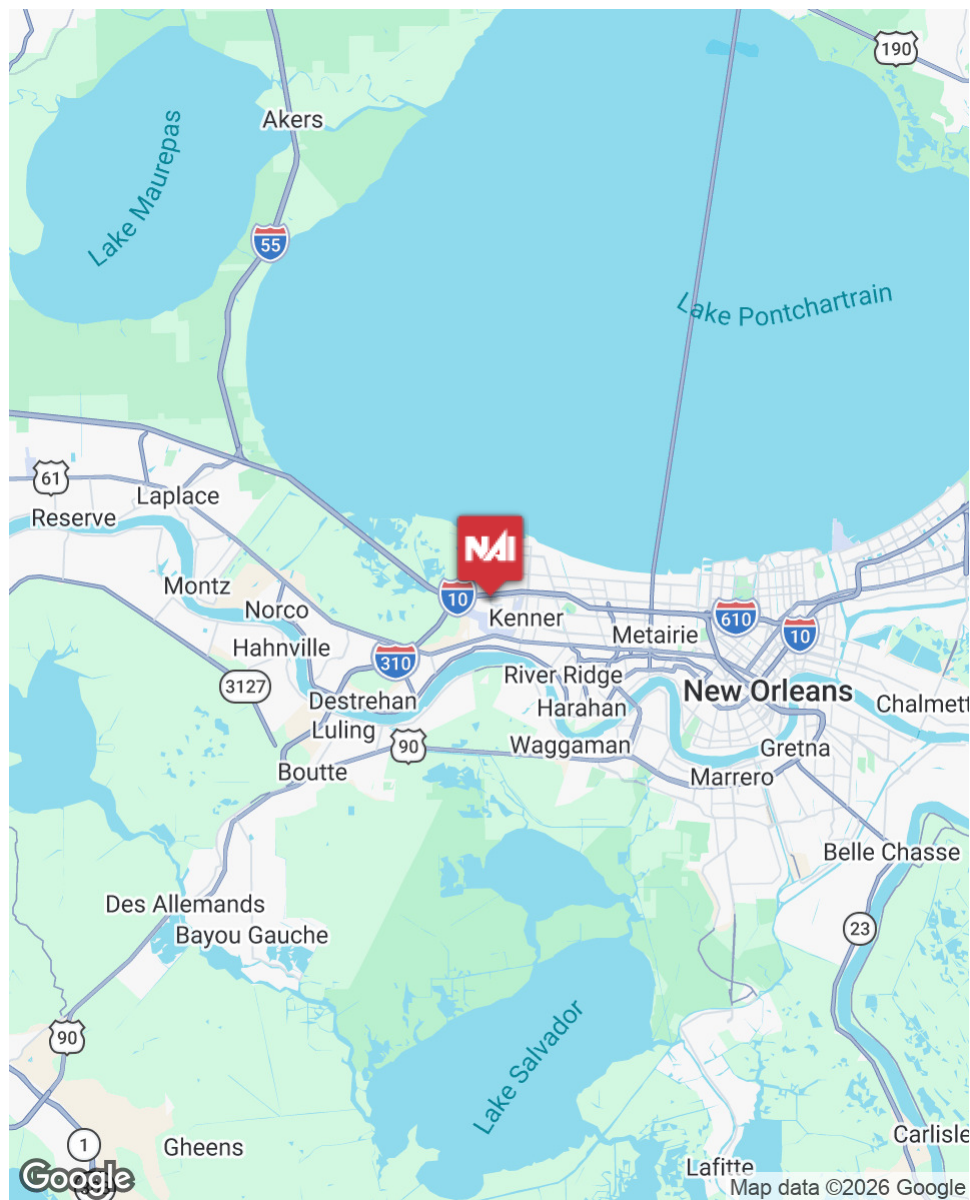
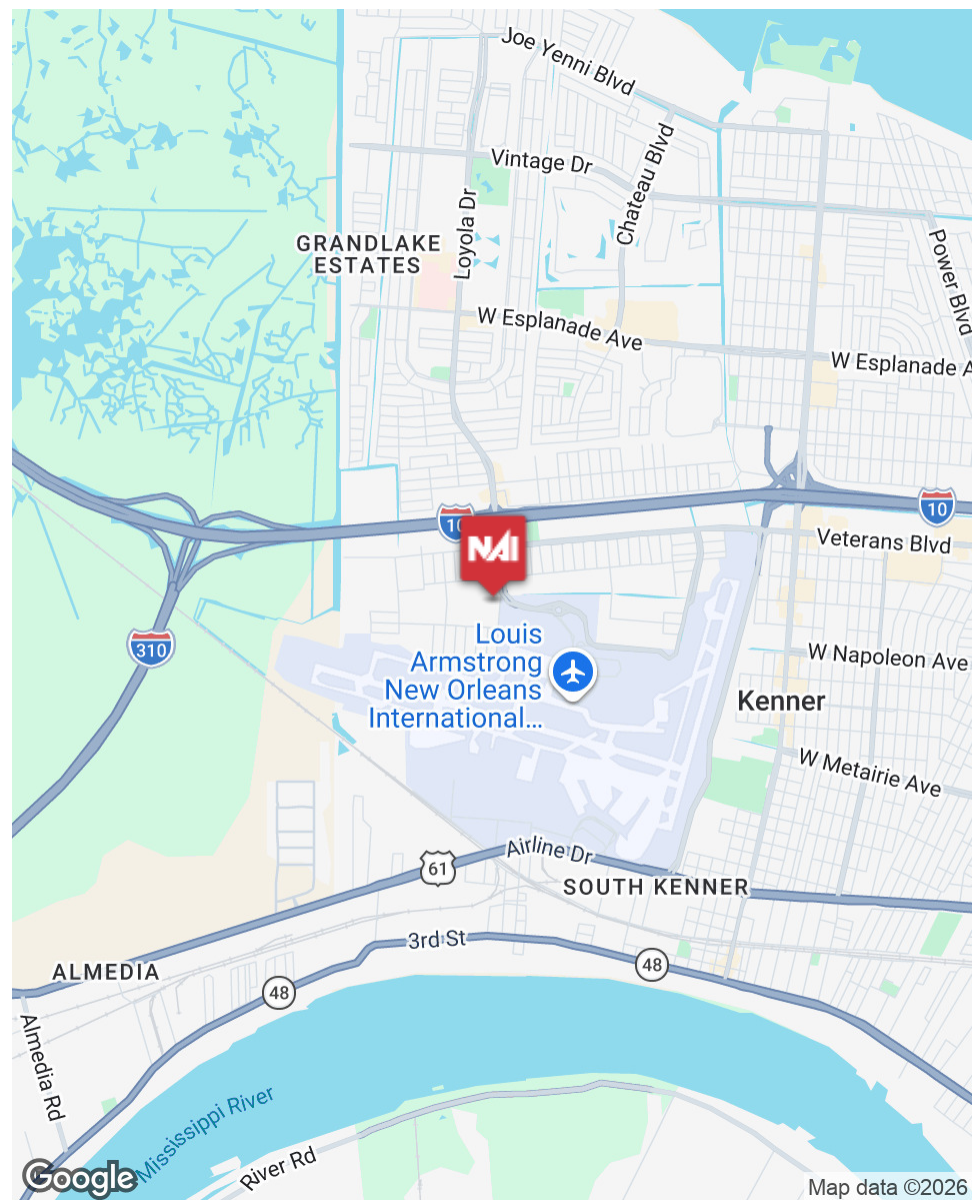
- Four (4) $\pm 3,200$ SF units with individual grade-level roll-up doors
- New Roof Installed in 2024
- Adjacent to Louis Armstrong New Orleans International Airport (MSY); strong last-mile and logistics appeal
- Located in a Federal Opportunity Zone (potential tax advantages)
- Suits an owner-user seeking supplemental income or a value-add investor

OFFERING SUMMARY

Sale Price:	\$990,000
Price Per Square Foot	\$77.34
Lot Size:	0.44 Acres
Building Size:	12,800 SF
Zoning	LI - Light Industrial

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