



New Orleans, LA

INDUSTRIAL PROPERTY FOR SALE



New Orleans, LA

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Contents

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PROPERTY SUMMARY



Property Description

Property consists of a +/- 3,000 sf office, 1,500 sf garage, and +/- 14,600 sf of covered parking. Property is on approximately 1 acre (200' x 217'). Zoned H-1.

Property was previously used as a tow yard and a school bus lot prior. Multiple possibilities. Property is also listed For Lease at \$2,350/month NNN.

Offering Summary

Sale Price:	\$350,000
Lot Size:	26,305 SF
Building Size:	4,500 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	270	808	2,309
Total Population	716	2,149	6,416
Average HH Income	\$48,000	\$54,248	\$53,467

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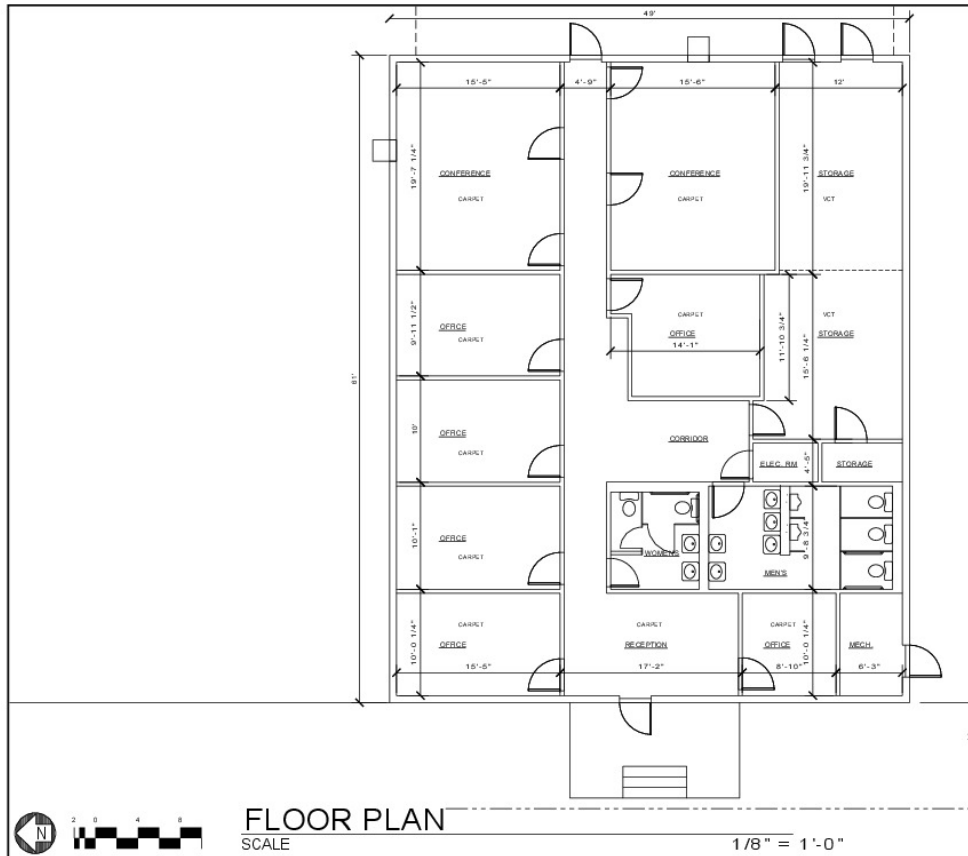
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FLOOR PLAN



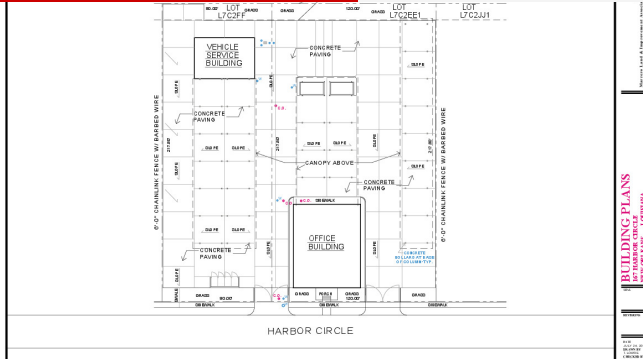
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167 Harbor Cir New Orleans, LA 70126

ADDITIONAL PHOTOS



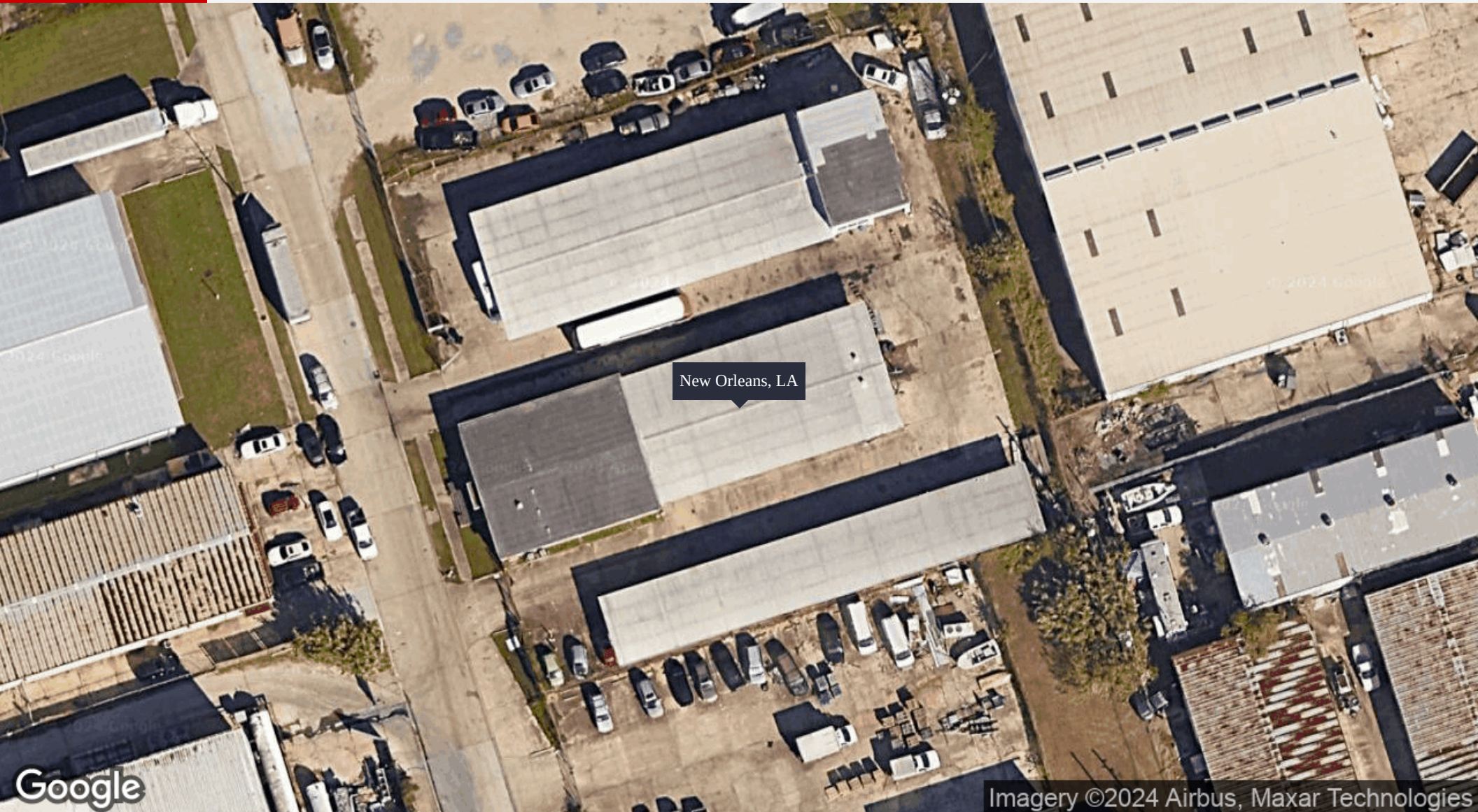
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REGIONAL MAP



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LOCATION MAP



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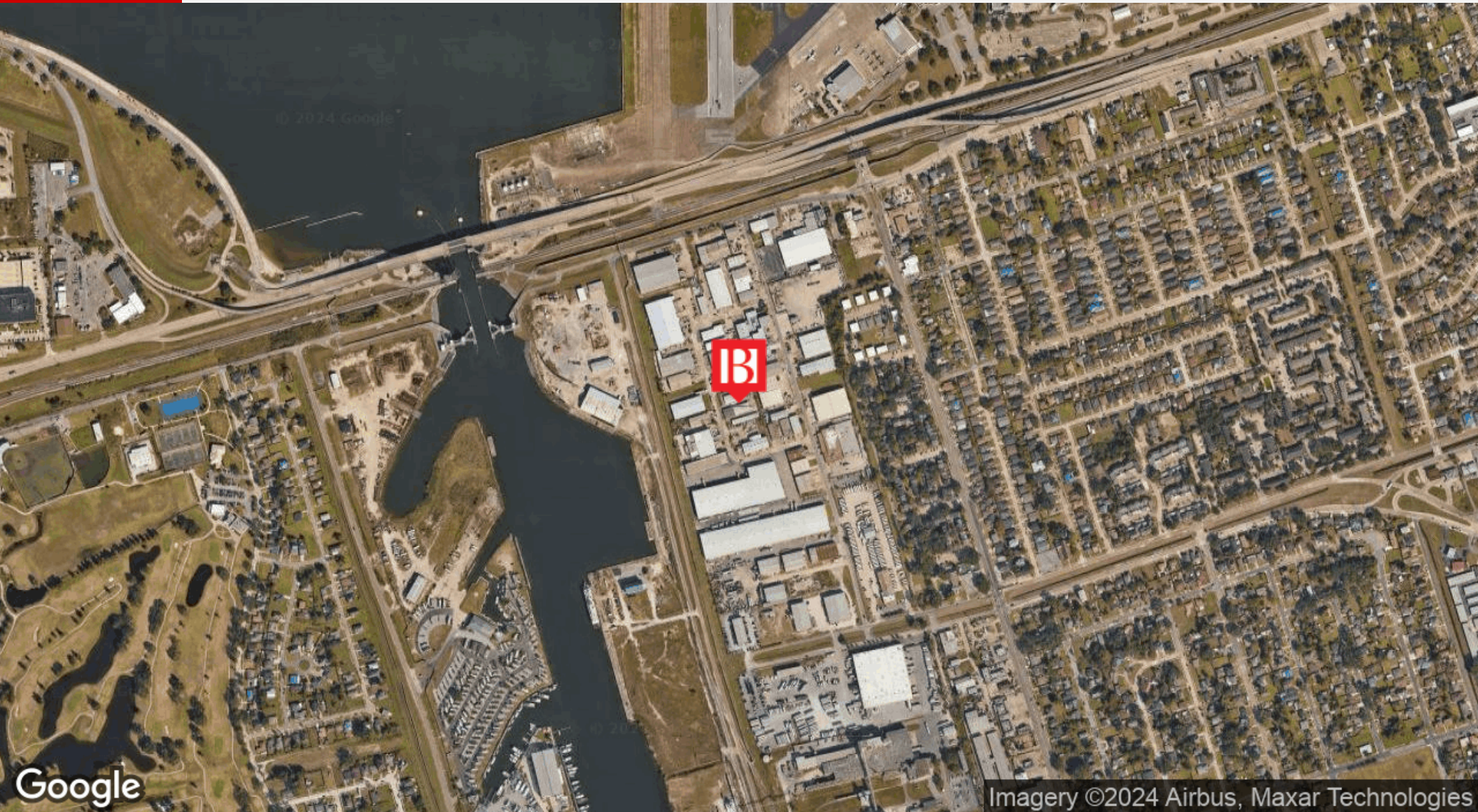
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AERIAL MAP



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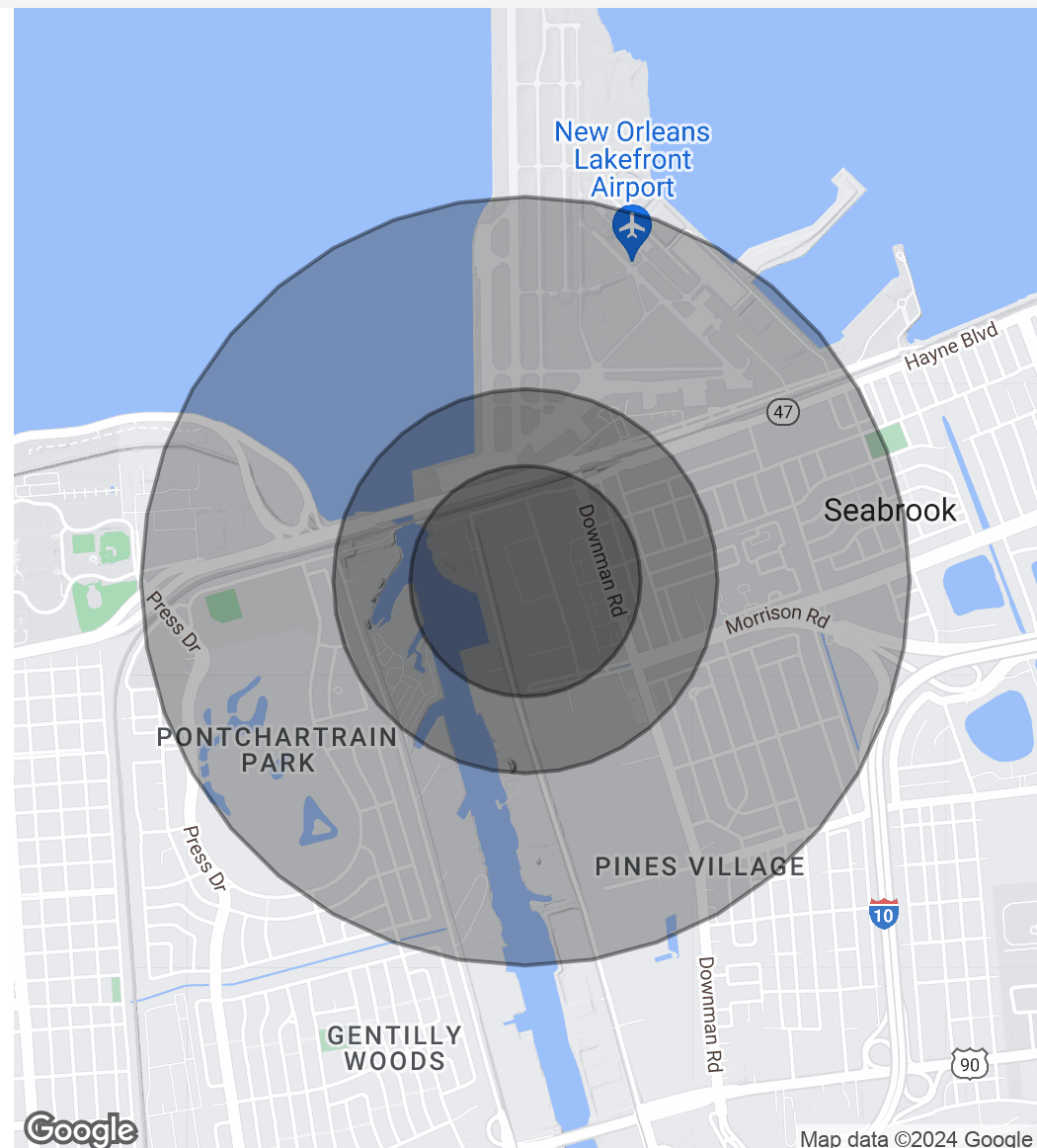
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DEMOGRAPHICS MAP & REPORT

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	716	2,149	6,416
Average Age	35	35	37
Average Age (Male)	32	33	35
Average Age (Female)	36	36	38

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	270	808	2,309
# Of Persons Per HH	2.7	2.7	2.8
Average HH Income	\$48,000	\$54,248	\$53,467
Average House Value	\$221,327	\$203,405	\$216,260

Demographics data derived from AlphaMap



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Burden Edmonds

Agent

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Direct: 225.931.9222

Professional Background

Burden Edmonds is a member of the Beau Box Commercial Real Estate team and is based out of the New Orleans office. He joined the BBCRE team in Baton Rouge right after MBA School in 2010 and received his real estate license in 2010. Edmonds began his career with Beau Box as an analyst, preparing cost analysis and NOI's for investment properties. He has since moved on to other aspects of the market with a vast majority being tenant representation. He specializes in the Louisiana industrial market having done deals all along the I-10 corridor from Lake Charles to New Orleans and as far north as Shreveport. He has recently been concentrating his time locally in the retail sector in Metairie where he lives with his lovely wife and soon to be child.

Most importantly, Edmonds excels at working directly with clients to establish requirements and locate properties and has built and maintained relationships within the commercial brokerage community through local networking events. He is a licensed real estate agent in the State of Louisiana.

Education

Louisiana State University '06

-B.S., Finance

Louisiana State University Flores MBA Program '09

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