



MID-CITY WAREHOUSE
Option to Purchase Developable Land
Seller Financing Available

INLAND
SEAFOOD

Offering Memorandum

2543 Perdido Street

New Orleans, LA, 70119

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**2543 PERDIDO STREET
NEW ORLEANS, LA, 70119**

*+/- 12,750 SF Warehouse +
Vacant Land*



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OFFERING

Spanning across approximately 65,000 square foot property site, this strategically located property offers a rare combination of existing industrial infrastructure and significant excess land for redevelopment or continued warehouse use. The site includes ±11,000 SF of dock-high warehouse space with three truck wells, ±1,750 SF of ground-level storage, ample off-street parking, a dedicated laydown yard, and substantial undeveloped acreage. Previously utilized for food production, the facility features large cooler spaces and versatile open storage areas, providing immediate functionality for industrial users while offering exceptional potential for adaptive reuse.

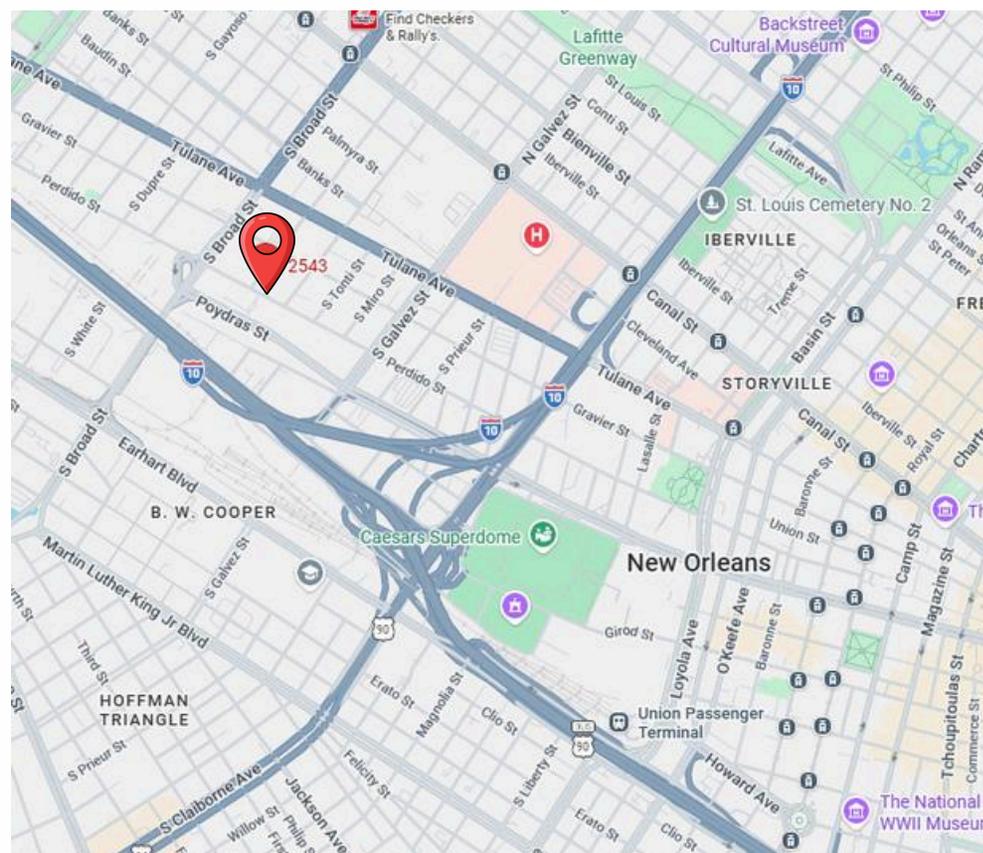
Zoned MU-2 (High Intensity Mixed-Use), the property supports a wide array of permitted uses, including multifamily residential, warehousing and distribution, Mardi Gras Den, Distillery/Brewery and mixed-use developments. Its central position within the New Orleans metropolitan area places it in the heart of ongoing revitalization, with nearby completed and active projects such as the Falstaff Apartments, Marquis Apartments, CubeSmart Self Storage, and the broader Tulane Avenue corridor enhancements.

Ownership is offering the site with maximum flexibility: individual lots are available for targeted development, or the full package can be acquired for larger-scale projects. This rare opportunity combines strong existing improvements, favorable zoning, and prime location in one of New Orleans' most dynamic emerging submarkets.

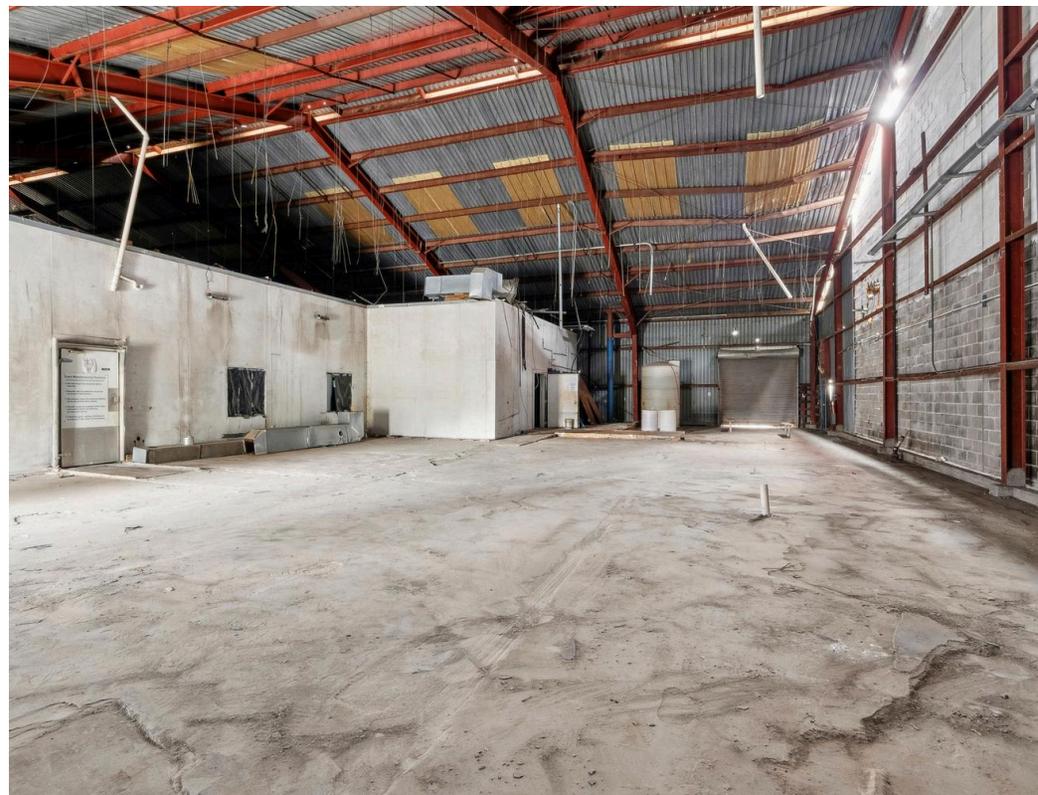
PACKAGE PRICING

| ADDRESS | BUILDING SF | LAND SIZE | PRICE |
|----------------------|----------------------|----------------------|--------------------|
| 2543 Perdido St. | +/- 12,750 SF | +/- 43,957 SF | \$1,189,000 |
| 620 S. Dorgenois St. | 0 SF | +/- 10,260 SF | \$269,000 |
| 2532 Gravier St. | 0 SF | +/- 3,840 SF | \$79,000 |
| 2536 Gravier St. | 0 SF | +/- 3,840 SF | \$79,000 |
| 2544 Gravier St. | 0 SF | +/- 3,890 SF | \$79,000 |
| TOTAL | +/- 12,750 SF | +/- 65,427 SF | \$1,695,000 |

Seller will sell the lots individually or as a full package. Will entertain Seller Financing as well.













Tulane Avenue

S Broad Street

Falstaff
Apartments

S. Dorgenois Street

Perdido Street

Poydras Street

CONTACT DETAILS

For bookings and viewings

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