

# FOR SALE OR LEASE

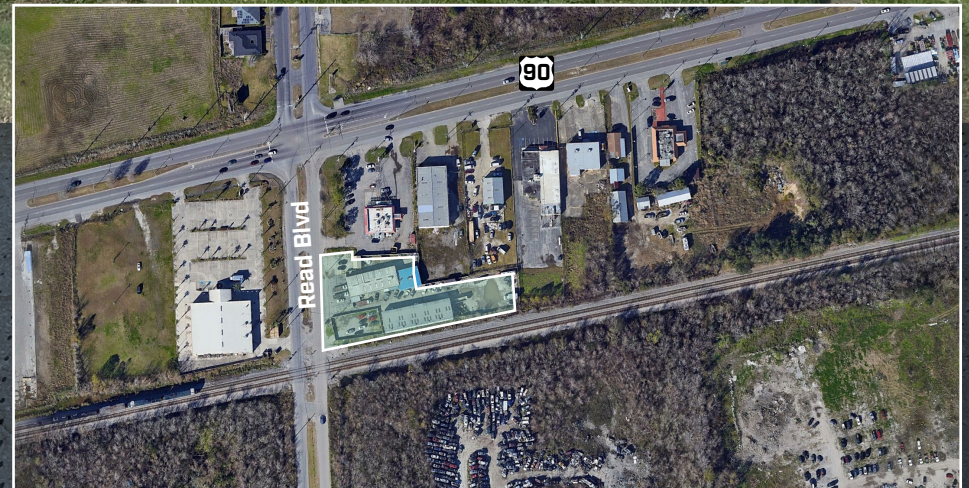
**SALE PRICE: \$469,000**  
**LEASE RATE: \$5.25/SF/YR NNN**

**9,980 SF INDUSTRIAL  
WAREHOUSE/OFFICE**



**4401-4413  
READ BLVD**

**NEW ORLEANS, LOUISIANA**



**CBRE**



# AERIAL



LAKE PONTCHARTRAIN

Goodwill

UNITED STATES  
POSTAL SERVICE

Wendy's

New Orleans  
East Hospital  
LCMC Health

CHASE

NEW ORLEANS  
PUBLIC LIBRARY

PHYSICIANS  
MEDICAL PLAZA

Ochsner Community  
Health Center

Liberty Bank

INTERSTATE  
10

INTERSTATE  
510

90

INTERSTATE  
510

N

SITE

Winn-Dixie

FAMILY  
DOLLAR

NASA  
MICHoud  
CAMPUS

LAKE BORGNE

INNER HARBOR NAVIGATIONAL CANAL



# SITE SPECIFICATIONS

## Property Highlights

- ±.83 acres of land
- Two buildings totaling ±9,980 SF
  - Building 1- ±5,780 SF with ±1,000 SF office space and 2 paint booths
  - Building 2- ±4,200 SF of warehouse space
- 12 Total Grade Level Doors
  - Building 1- 1 grade level
  - Building 2- 11 grade level/roll up doors
- Fully fenced and gated
- Less than a mile from the NASA Michoud complex
- All space outside of building footprint is stabilized, compacted, filled with majority of it paved
- Less than a block from Highway 90 allowing for easy access to the entire New Orleans MSA and multiple highways including Interstate 10 and Interstate 510

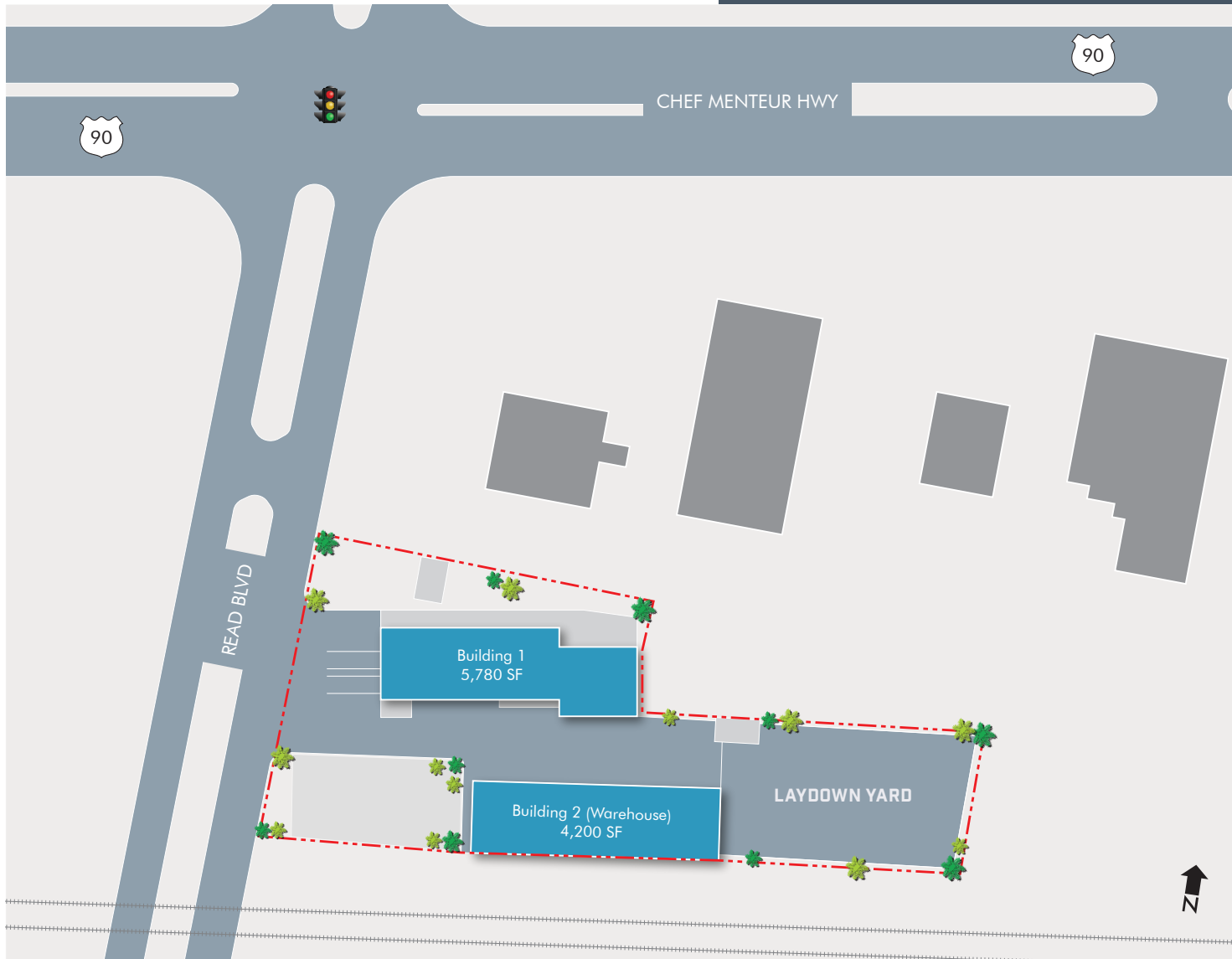
## OFFERING

SALES PRICE	\$469,000
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LEASE RATE	\$5.25/SF/YR NNN
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# SITE PLAN



TOTAL SF  
**±9,980 SF**

BUILDING 1  
**±5,780 SF**

BUILDING 2  
**±4,200 SF**



# PRIME LOCATION



## DRIVE TIMES

29 MIN

ARMSTRONG  
INTERNATIONAL  
AIRPORT

20 MIN

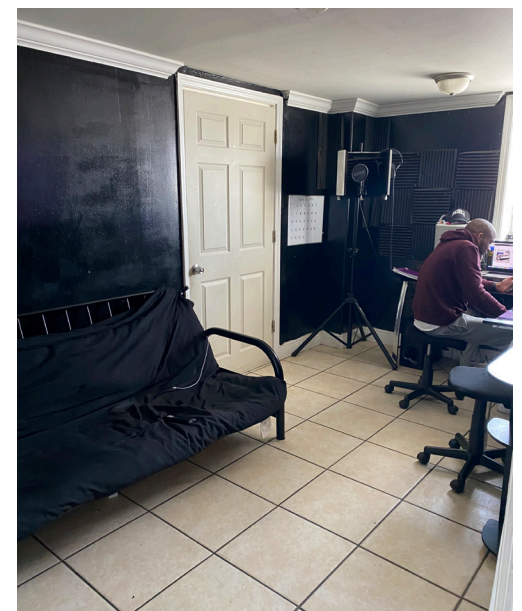
DOWNTOWN NEW  
ORLEANS MSA

19 MIN

FRENCH QUARTER



# GALLERY







**FOR SALE**

**4401-4413  
READ BLVD**

**9,980 SF INDUSTRIAL  
WAREHOUSE/OFFICE**

**BRYCE FRENCH**  
SENIOR VICE PRESIDENT  
+1 504 427 2090  
BRYCE.FRENCH@CBRE.COM

**JACK SIKORA**  
SENIOR ASSOCIATE  
+1 504 444 8936  
JACK.SIKORA@CBRE.COM

**CBRE**

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