



Each office independently owned and operated

MAX JUGE - RE/MAX COMMERCIAL

3331 Severn Avenue | Suite 200

Metairie, LA 70002

FOR SALE

INDUSTRIAL PROPERTY

# 5,725 SF WAREHOUSE FOR SALE

KENNER, LA 70062



PRESENTED BY:

**MAX JUGE**

Sales Associate

504.838.0001

LA #995716624

# 42 SUSSEX ST

KENNER, LA 70062



## PROPERTY DESCRIPTION

For sale is a 5,725 SF warehouse facility located at 43 Sussex Street in Kenner, Louisiana, offering excellent access to I-10 and the greater New Orleans-Metairie industrial market. The building is situated on approximately 0.22 acres and is zoned Special Industrial, making it suitable for a variety of industrial and service uses.

The property is configured as two separate warehouse sections, each with its own small office area, providing flexibility for owner-users, dual occupants, or businesses requiring segregated operational space. Each side is served by a drive-in door, allowing efficient loading and unloading.

Additional features include on-site parking for approximately 8 vehicles, functional warehouse layout, and convenient access to major transportation corridors.

## OFFERING SUMMARY

Sale Price:	\$685,000
Lot Size:	10,000 SF / 0.2196 Ac
Building Size:	5,725 SF
Price Per SF:	\$119.70/SF
Zoning:	Special Industrial (SI)
Parking Spaces:	8 spaces
Drive-in Doors:	two



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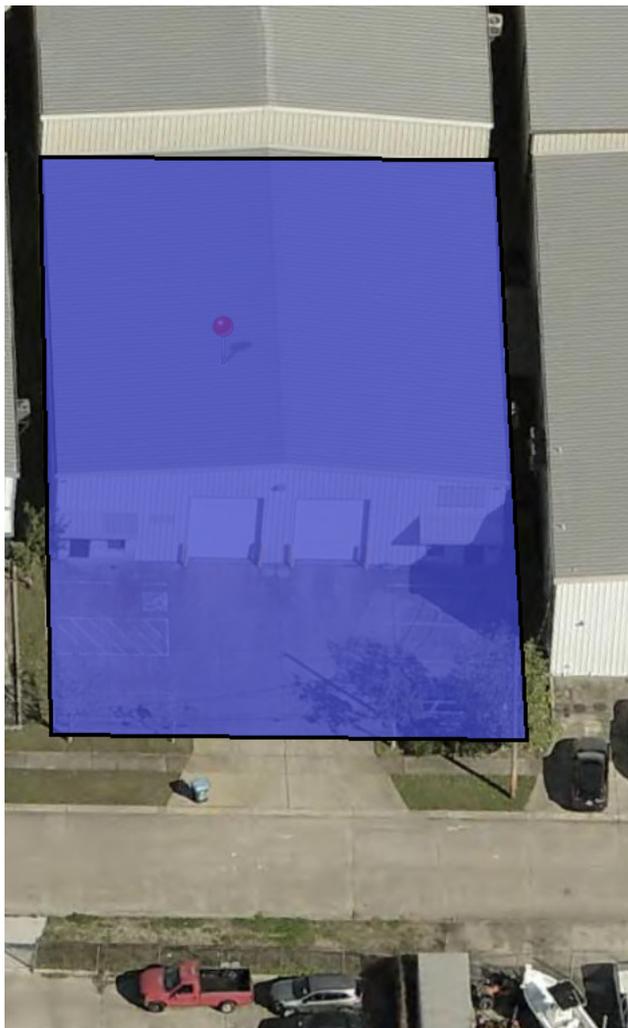
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ADDITIONAL PHOTOS

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LOCATION MAP

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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	758	2,757	9,535
Average Age	34	34	37
Average Age (Male)	33	34	36
Average Age (Female)	35	35	38

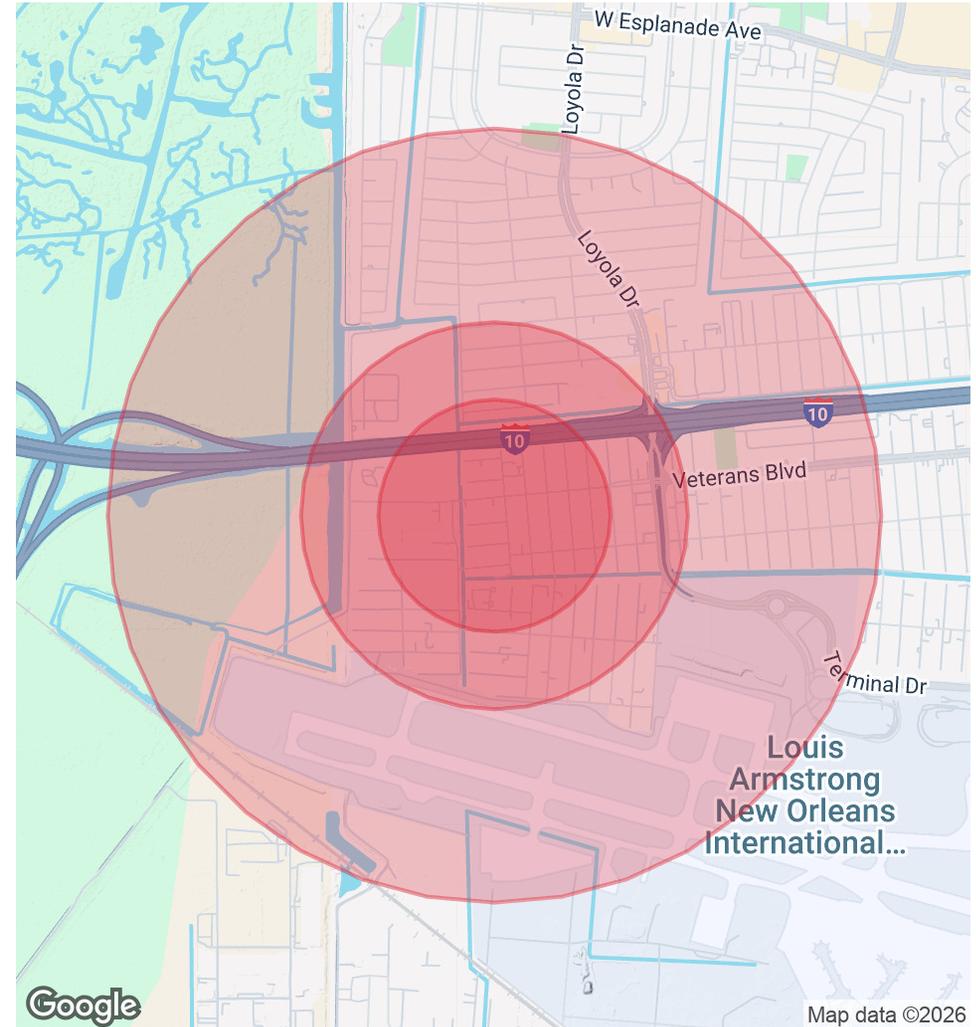
## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	247	909	3,267
# of Persons per HH	3.1	3	2.9
Average HH Income	\$81,653	\$80,881	\$71,050
Average House Value	\$172,811	\$168,241	\$178,666

Proximity to Interstate: less than one mile (I-10)

Demographics data derived from AlphaMap

## DEMOGRAPHICS MAP & REPORT



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