



LUMBER & BUILDING SUPPLY PROPERTY FOR LEASE OR SALE

9100/9200 CHEF MENTEUR HIGHWAY | NEW ORLEANS, LA



LOCATION

Situated along the south side of U. S. Highway 90, aka Chef Menteur Hwy, just past Old Gentilly Road, at Bundy Road

IMPROVEMENTS

Dash Lumber & Supply containing a total area of 62,488 square feet in five buildings, including 9,880 SF of finished area, 5,948 SF of covered, various three-sided lumber storage sheds, and balance being semi-enclosed & enclosed warehouse buildings.

The five structures are as follows:

Store (showroom & office)	7,020 SF
Warehouse	11,280 SF
Front, two-sided building	8,000 SF
Rear, open-sided canopy lumber building	15,028 SF
Building supply warehouse	20,860 SF
Total:	62,488 SF
Plus, various 3-sided lumber sheds	5,948 SF

Max J. Derbes, Inc.
REALTORS ■

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SITE IMPROVEMENTS

Site improvements include paved parking and driveways, front & rear yard areas, perimeter fencing with multiple gate access, yard lighting and signage. Approximately 40,000 SF of paving, 1,370 SF linear feet of perimeter fencing.

SITE

146,878 SF (3.37 acres) configured in U shape. Land to building ratio is 2.15 to 1. Lots are 53-B-3, 53-B-6, 53-B-7, 53-B-8, 53-B-10 and Lot 57-C. Site dimensions are 209.91' & 165.76' frontages x 477.17 rear x 252.33'/264.45' L/R sides.

ZONING

BIP (Business-Industrial Park) District. Includes all uses currently allowed in former Light Industrial District. Flood Zone "X", not a flood hazard area.

CONSTRUCTION

Combination of pre-engineered steel, wood & concrete block. Eave heights range between 17 to 22 feet. Roof are a combination of built-up and corrugated or pre-engineered R-panel metal panels with some having skylights. Storefront has glass windows & doors with electric storm shutter. Storage buildings have multiple metal overhead doors. Buildings constructed in stages over 60 years, with most recent 12 years ago.

LOADING

Grade level loading in front of each building with drive-in yard access.

PARKING

Up to 28 car spaces, 14 inside of fence in front of store and 14 outside along highway.

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FEATURES

Site completely paved and fenced
3-phase electrical power; back-up natural gas operated, whole building generator in place
Compatible uses include commercial sales/rental, heavy equipment, truck & vehicle storage, roofing supply, construction, paving contractor or sanitation.
Suitable for redevelopment
Carve-out Lot 53-B-1 (100' x 150') available for assemblage (\$249,000 asking)

RENT

\$10,000 per month, triple net lease (excludes operating expenses)

SALE PRICE

Original asking \$1,750,000; Reduced to \$1,650,000; REDUCED again, **currently asking \$1,550,000** (recently appraised at \$1.6M)

SUBDIVISION

Potential subdivision into two portions:

- (a) 9100/9118 – approx. 43,000 SF within 4 bldgs. (office/showroom, warehouse & two-sided/canopy storage) on 2.23 acres in L-shape; asking **\$895,000**
- (b) 9,200 – approx. 20,000 SF enclosed metal building with 8 doors, small office, front & rear paved yard, perimeter sheds on 41,818 SF; asking **\$795,000**

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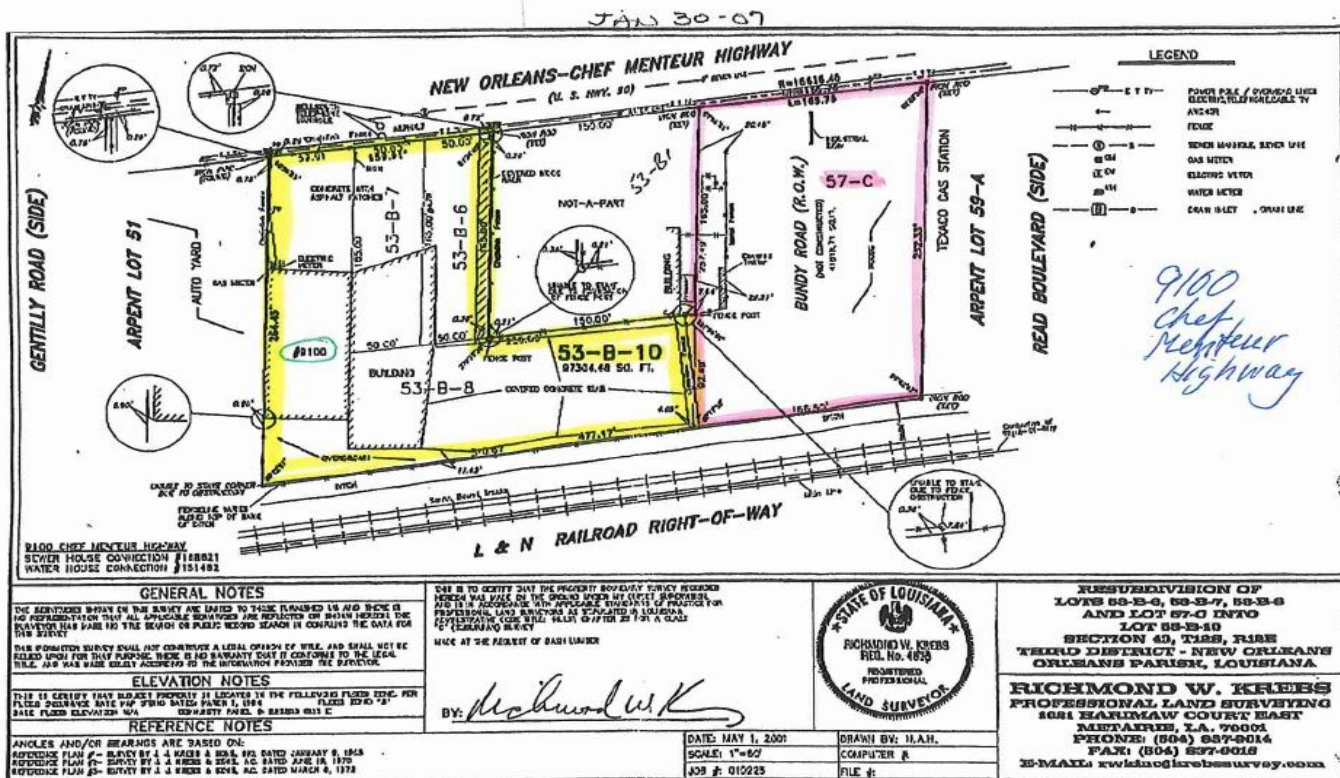




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SURVEY



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