



4501
N. Galvez St.

*4501 N. Galvez St.
New Orleans, Louisiana 70117*

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PROPERTY INFO:

■ **PURCHASE PRICE:**
\$2,599,000.00

■ **PROPERTY ADDRESS:**
4501 N. GALVEZ ST.
NEW ORLEANS, LOUISIANA
70117

■ **PROPERTY SIZE**
68,622 SQ. FT.

■ **LAND SIZE**
2.42 ACRES



**4501
N. GALVEZ ST.**

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CENTURY 21 Commercial®®, the CENTURY 21 Commercial Logo and C21 Commercial®® are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

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PROPERTY OVERVIEW

4501 North Galvez Street offers versatile warehouse space in active industrial district of New Orleans. With frontage on North Galvez Street, and Kentucky St., and close proximity to the Industrial Canal. The property offers two buildings. Building 1 is a large warehouse featuring 61,422 sq. ft.. There are four dock high loading doors and one of which has a ramp to grade level. Warehouse has 18.4 ft. center clear height. The entire floor was recently repaired and roof was re-coated in 2017. Rail spur adjacent to the property as well than can be activated. Building 2 is a rectangular 7,200 SF metal building. Property is completely gated.

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DETAILED PROPERTY DESCRIPTION



4501 North Galvez Street offers versatile warehouse space in active industrial district of New Orleans. With frontage on North Galvez Street, and Kentucky St., and close proximity to the Industrial Canal, this location offers strong functionality for many industrial users. The property offers two buildings. Building 1 is a large warehouse featuring 61,422 sq. ft.. There are four dock high loading doors and one of which has a ramp to grade level. Eave height of the warehouse is 12 ft. with an 18.4 ft. center clear height. The entire floor was recently repaired and roof was re-coated in 2017. Rail spur adjacent to the property as well than can be activated. Building 2 is a rectangular 7,200 SF metal building. Ample space on the lot for parking and storage. Property is completely gated. The H-I zoning (Heavy industrial) uses are higher intensity manufacturing, warehousing, and storage uses.

Building 1 - 61,422 Fully Sprinklered

Building 2 - 7,200

H-I Zoning

2.42 Acres /-

18.4' Center Height

4 Dock High Doors

2 Grade Level Doors

PROPERTY PHOTOS

 **COMMERCIAL.**



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PROPERTY PHOTOS



PROPERTY PHOTOS



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PROPERTY PHOTOS



PROPERTY PHOTOS



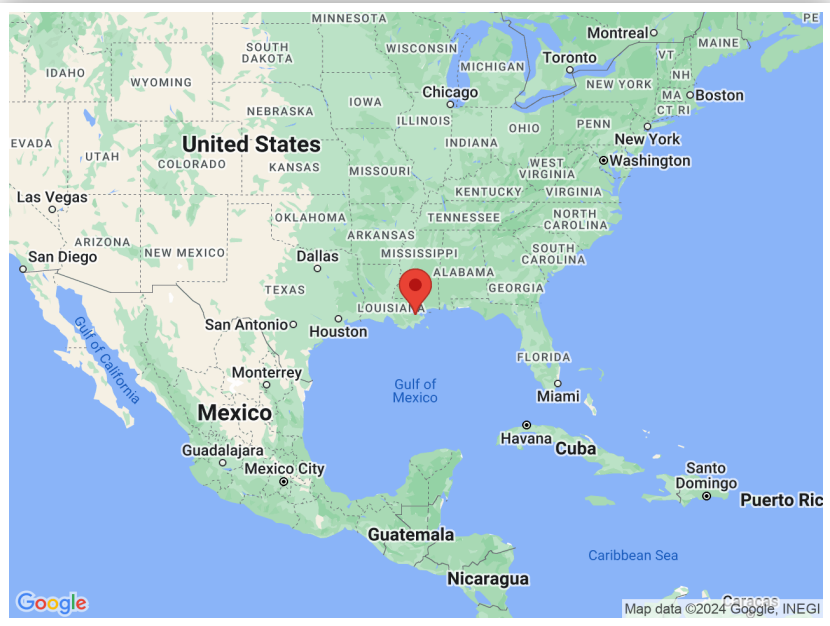
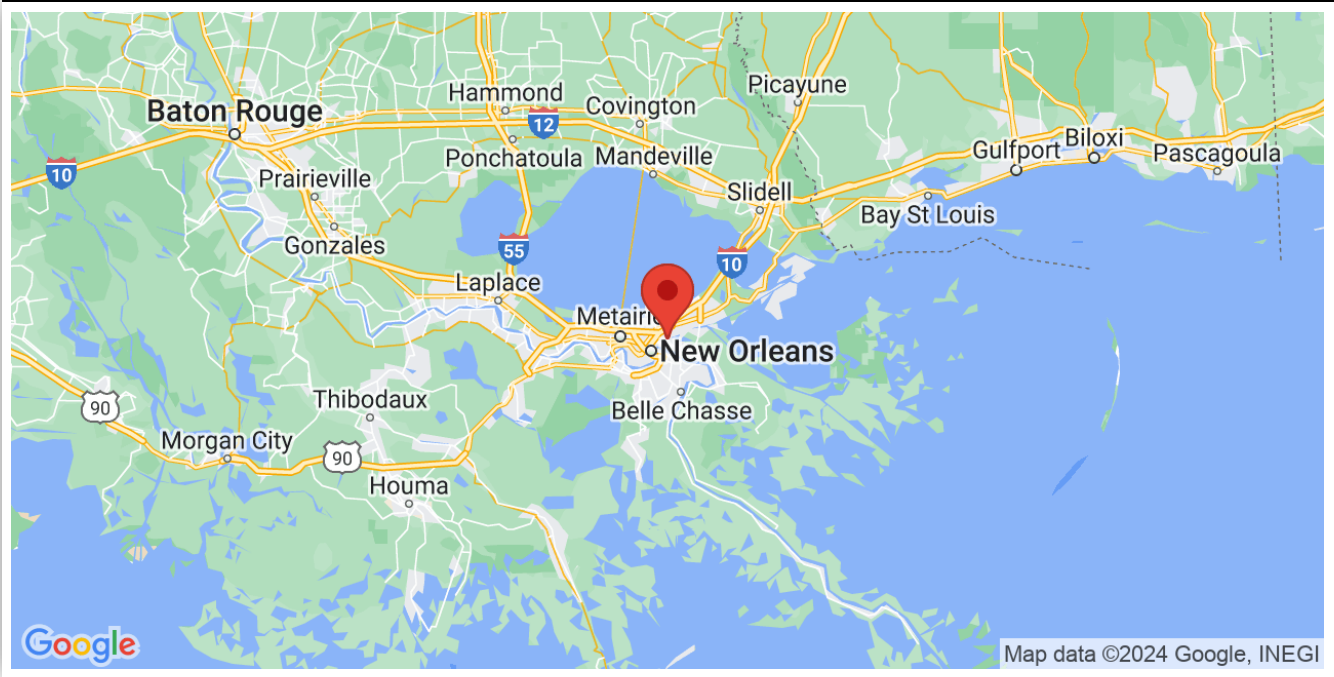
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AREA LOCATION MAP



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COMMERCIAL.

CENTURY 21 INVESTMENT REALTY

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