

## INDUSTRIAL INVESTMENT OPPORTUNITY

# Industrial Complex & Business

1500, 1512 & 1524 MacArthur Ave, Harvey, LA 70058

Presented By:

**Reed Wiley, CCIM**

O: 504.525.1311 | C: 504.236.7816  
rwiley@latterblum.com

**Daniel V. Marse, CCIM**

O: 504.569.9479 | C: 504.812.2388  
dvmarse@latterblum.com

**Felipe Cardenas**

O: 504.525.1311 | C: 504.975.3938  
fcardenas@latterblum.com



### PROPERTY DESCRIPTION

Turn-key business and property available for acquisition in Harvey, Louisiana. Just south of the Westbank Expressway, 1500-1524 MacArthur Avenue (Jefferson Fiberglass) offers ample existing infrastructure on an expansive site. The property is comprised of ±35,471 square feet of improvements, divided among four warehouses, and sits on a ±3.1 acre site. This confidential offering is inclusive of both the real estate and business.

### PROPERTY HIGHLIGHTS

- Turn-key Business / Real Estate Available
- Well-known Gulf Coast Fiberglass Company
- Four Warehouses Totaling ±35,471 SF
- Site is Approximately 3.1 Acres
- Ample Parking/Laydown Area
- 120/240 V III Phase Power
- Financials Available w/ Signed CA

### OFFERING SUMMARY

|                     |                         |
|---------------------|-------------------------|
| Sale Price:         | Contact Agent(s)        |
| Lot Size:           | ±3.1 Acres              |
| Total Improvements: | ±35,471 SF              |
| Zoning:             | M-1 Industrial District |

| BUILDING                                | DESCRIPTION                 | SIZE                    | CRANES        |
|---|-----------------------------|-------------------------|---------------|
| Building 1                              | Office / Warehouse          | ±13,501 SF              | 2   3,000 lb. |
| Building 2                              | Warehouse                   | ±10,845 SF              | 2   3,000 lb. |
| Building 3                              | Warehouse / Covered Storage | ±6,075 SF<br>/ 3,050 SF | None          |
| Building 4                              | Warehouse                   | ±5,050 SF               | 1   3,000 lb. |
| *see following page for building layout |                             |                         |               |

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### 1524 MacArthur Ave

Warehouse #1:  $\pm 13,501$  SF w/  $\pm 1,352$  SF office

Warehouse #2:  $\pm 10,845$  SF

Warehouse #3:  $\pm 6,075$  SF w/  $\pm 3,050$  SF covered storage

### 1500 MacArthur Ave

Warehouse #4:  $\pm 5,050$  SF

**Building Area:**  $\pm 35,471$  SF

**Site Area (4 parcels):**  $\pm 3.1$  Acres

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### JEFFERSON FIBERGLASS

Jefferson Fiberglass, founded in Harvey, Louisiana, designs, builds, and repairs custom fiberglass products for both commercial and household purpose. They have specialized in custom fiberglass solutions along the Gulf Coast since 1966. The company was built on a foundation of quality, consistency, and exceptional customer service. Jefferson Fiberglass's custom fiberglass manufacturing division provides high quality fiberglass solutions across all industries.

**Custom Products:** Battery Boxes, Cabinets, Enclosures, Grease Traps, Oil Interceptors, Fish Transport Tanks, Ice Boxes, Drip and Spill Containment Trays, Fiberglass Washers, Isolators and Plates

**Service and Repairs:** Boats, Swimming Pools, Truck and Bus Hoods, RVs, Campers, Utility Buckets, etc.



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For More Information:

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**NALatter&Blum**

430 Notre Dame Street  
New Orleans, LA 70130

[www.latterblum.com](http://www.latterblum.com)