



INDUSTRIAL INVESTMENT OPPORTUNITY

Industrial Complex & Business

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

Presented By:

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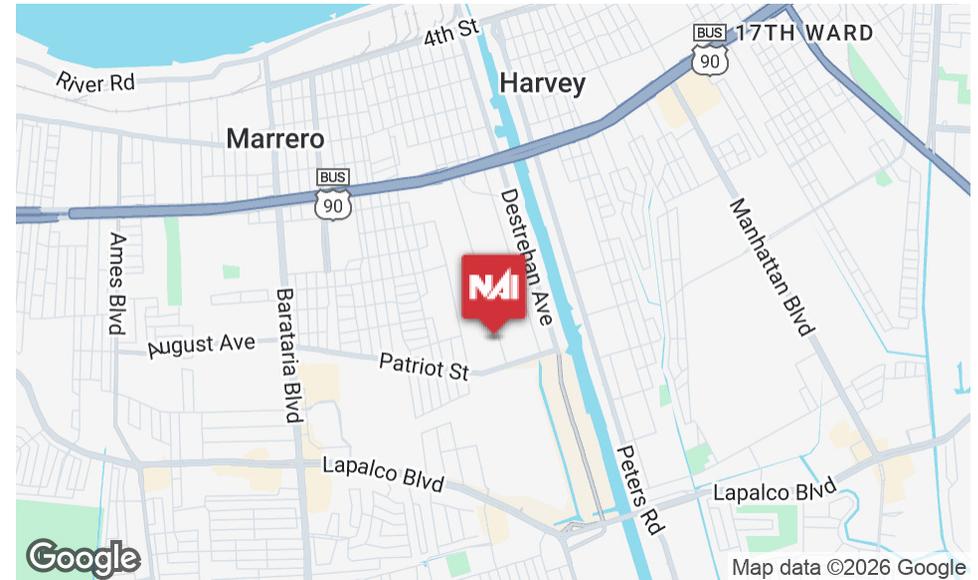
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PROPERTY DESCRIPTION

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 / 3,050 SF	None
Building 4	Warehouse	±5,050 SF	1 3,000 lb.

*see following page for building layout



1524 MacArthur Ave

Warehouse #1: ±13,501 SF w/ ±1,352 SF office

Warehouse #2: ±10,845 SF

Warehouse #3: ±6,075 SF w/ ±3,050 SF covered storage

1500 MacArthur Ave

Warehouse #4: ±5,050 SF

Building Area: ±35,471 SF

Site Area (4 parcels): ±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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