

PROPERTIES FOR SALE

SLIDELL INDUSTRIAL SITE LAND & IMPROVEMENTS

250 Strawberry Street Slidell, LA



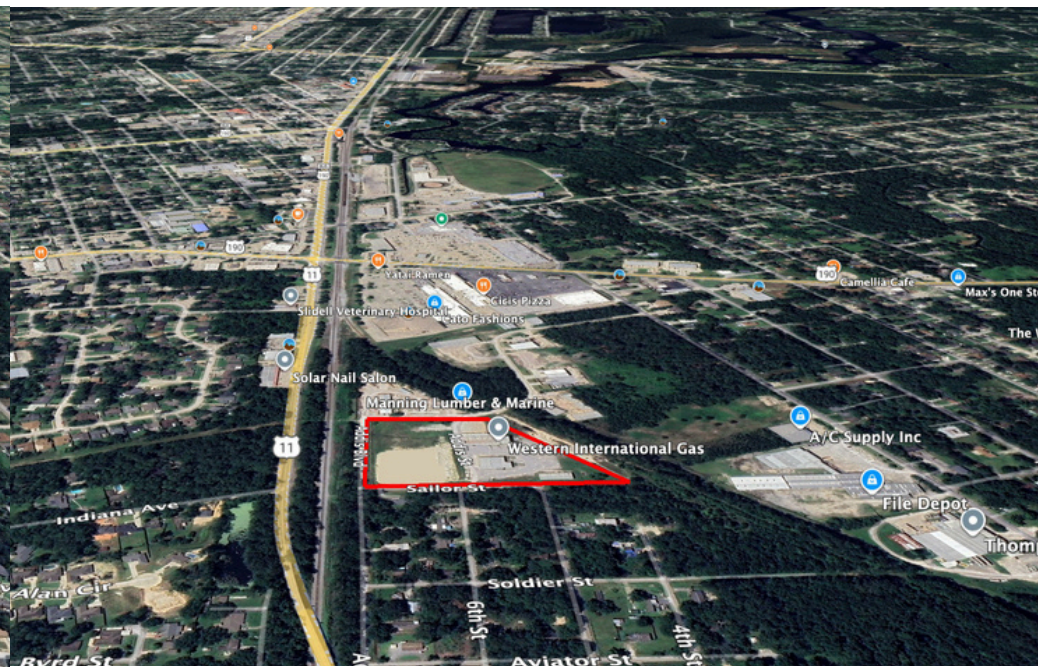
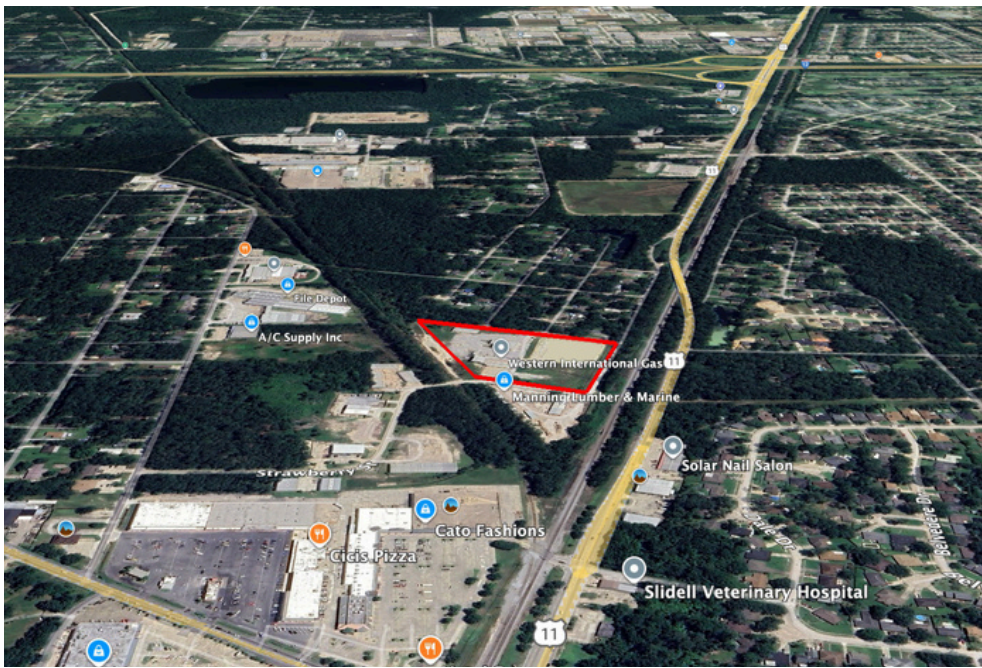
Robert Stevens

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Bryan Burns

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PROPERTY DESCRIPTION

Narrative Components for Sales Marketing Flyer 250 Strawberry Street, Slidell, LA

Offers a ± 7.3 -acre industrial site in Slidell, LA, with excellent access to US Hwy 11, US Hwy 190, and three major interstates (I-10, I-12, I-59). The property features $\pm 22,400$ SF of building improvements, including two dock-height buildings and one grade-level storage building.

Surrounded by industrial uses with convenient highway and rail access, the site is zoned M-2 Light Industrial, supporting a wide range of uses such as manufacturing, distribution, and storage. Previously operated as an industrial gas distribution facility for 25 years, the property offers privacy, flexibility, and strong regional connectivity. Available As Is at \$1,600,000.

OFFERING SUMMARY

| | |
|----------------|--|
| Site Size: | ± 7.3 Acres |
| Buildings: | $\pm 22,400$ SF Total |
| Zoning: | M-2 Light Industrial |
| Surroundings: | Industrial to south/west Residential subdivision to north |
| Former Use: | Industrial gas distribution facility Two 1,500-gallon liquid tanks |
| Listing Price: | \$1,600,000 |

The property will be sold As Is, subject to inspections, encumbrances, servitudes, and applicable zoning restrictions of record. Purchasers are encouraged to verify square footages, zoning, and intended use with the city.

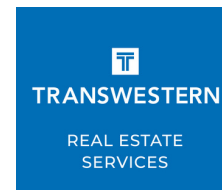
See agent for full financial details.



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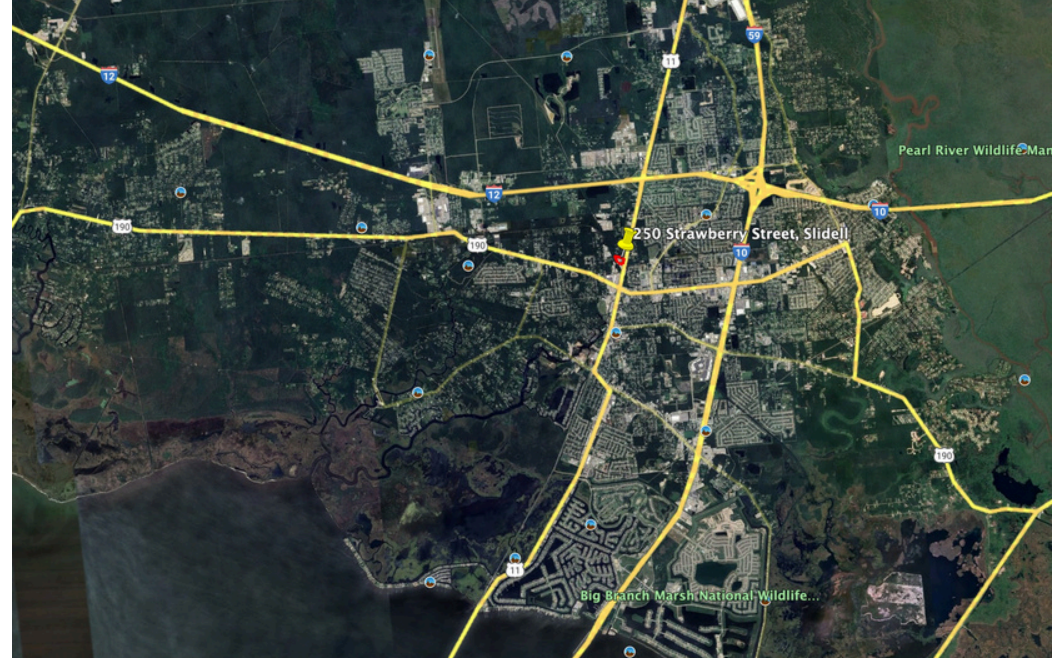
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PROPERTY HIGHLIGHTS

- Prime Industrial Location – Near US Hwy 11 & US Hwy 190 with easy truck and commercial vehicle access
- Strategic Regional Connectivity – Close to I-10, I-12, and I-59, providing routes to Greater New Orleans, Baton Rouge, and Mississippi
- Established Industrial Site – ±7.3-acre property with ±22,400 SF of improvements, including two dock-height buildings and one grade-level storage building
- Long-Term Use & Flexibility – Former industrial gas distribution facility (25 years) with removable 1,500-gallon tanks; M-2 Light Industrial zoning permits assembly, manufacturing, distribution, and storage
- Privacy & Accessibility – Surrounded by industrial uses with minimal congestion, adjacent to an active railway and major highways supporting logistics operations



LOCATION DESCRIPTION

Located in Slidell, Louisiana within St. Tammany Parish, this industrial site sits in a mix of light industrial and residential neighborhoods. The property benefits from excellent regional connectivity, providing easy access to major highways and neighboring parishes, making it ideal for manufacturing, distribution, warehousing, or other industrial uses.



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BLDG 1 AS YOU ENTER FROM STRAWBERRY ST.



REAR OF BLDG 1



MIDDLE BLDG BEHIND 1



INTERIORS OF BLDG 1



MIDDLE BLDG



REAR BLDG NW CORNER OF SITE



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VIEWS LOOKING EAST TOWARD ADDIS ST



OTHER SITE VIEWS AND IMPROVEMENTS



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Customer Information Form

What Customers Need to Know When Working with Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.

No other licensees in the office work for you, unless disclosed and approved by you.

You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

To treat all clients honestly.

To provide factual information about the property.

To disclose all latent material defects in the property that are known to them.

To help the buyer compare financing options.

To provide information about comparable properties that have sold, so that both

clients may make educated buying/selling decisions.

To disclose financial qualifications to the buyer/lessee to the seller/lessor.

To explain real estate terms.

To help buyers/lessees arrange for property inspections

To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

The client permits the disclosure by word or conduct.

The disclosure is required by law or would reveal serious defect.

The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

/Less :

Seller/Lessor:

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

Licensee: _____

Licensee: _____

Date: _____

Date: _____



Agency Form Rev. 05/21



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