



# INDUSTRIAL COMPLEX FOR SALE OR LEASE

133 WEST 113 STREET | CUT OFF, LA



## LOCATION

Hwy 1, Lafourche Parish

## BUILDINGS

42,000+/- Sq. Ft. 3-building industrial complex. Bldg. 1: 20,515 SF includes 10,190+/- Sq. Ft. of Class B office space. Bldg. 2: 1,800 Sq. Ft., air conditioned and includes 1 restroom and walk in freezer. Bldg. 3: 20,000 Sq. Ft.. is dead storage eave heights range from 14-18' with a clear peak height of 24'. There is also a 5,600 Sq. Ft. detached warehouse on site.

## OFFICE AREA

In Building 1, there are 26 private offices, 3 conference rooms, 5 restrooms, a laundry room, an elevator and an efficiency apartment. It is in "move-in condition".

## SITE

5.088 Acres fully fenced and paved. The site did not flood in Hurricane Ida. Additional acreage available as well as a lovely 3.600 +/- SF Mediterranean style home with Hwy. 3235 frontage.

## ATTRIBUTES

All buildings are clear span construction with grade level doors. All buildings have 3-phase electrical service, independently metered.

## ASKING PRICE

\$3.25 Million, All cash

## ASKING RENTAL

\$6.60/sf , Net of expenses

Max J. Derbes, Inc.  
REALTORS ■

**CONTACT**  
BERT DUVIC, CCIM, SIOR

**OFFICE** 504.733.4565  
bertd@maxderbes.com

Max J. Derbes, Inc.  
5440 Mounes Street, Ste 100  
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AERIAL



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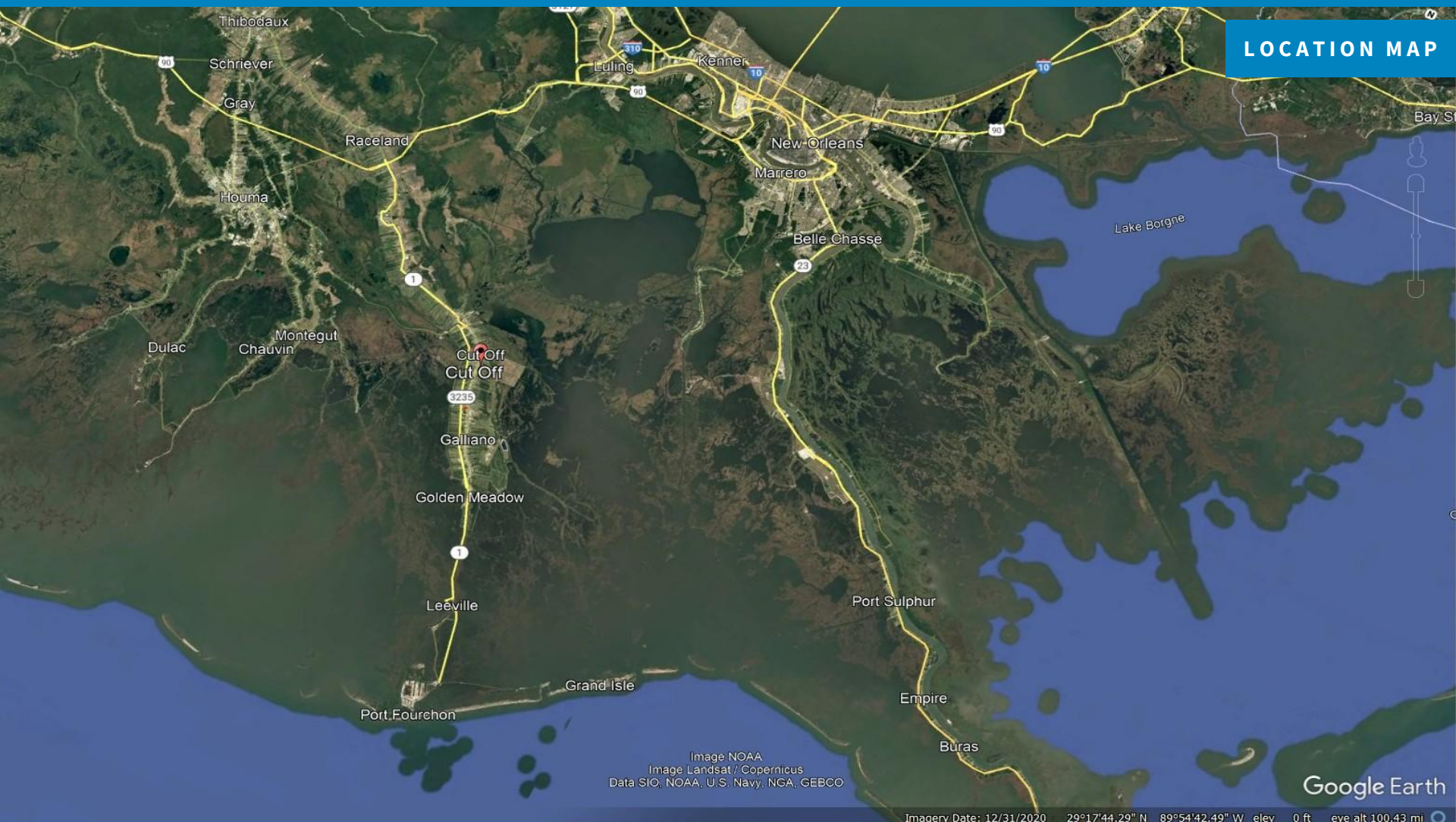




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## LOCATION MAP



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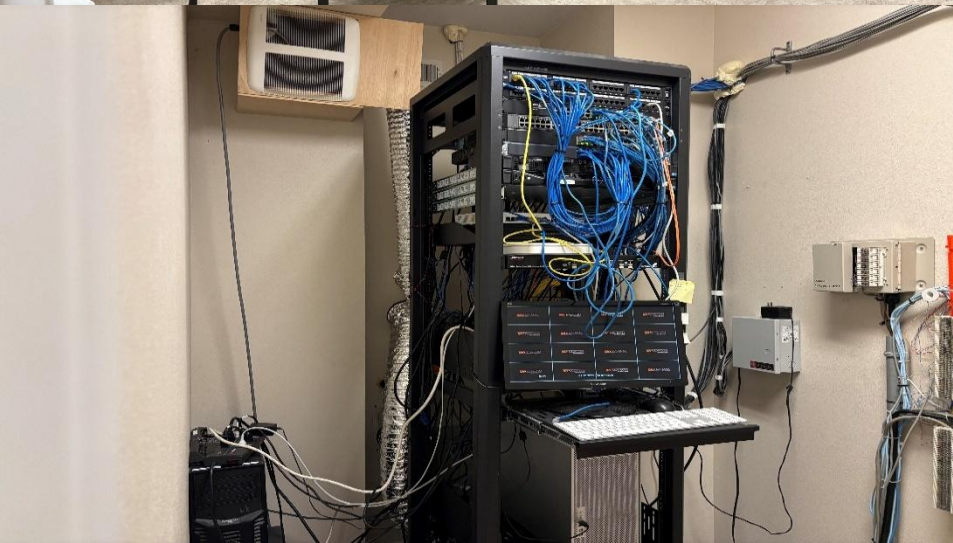
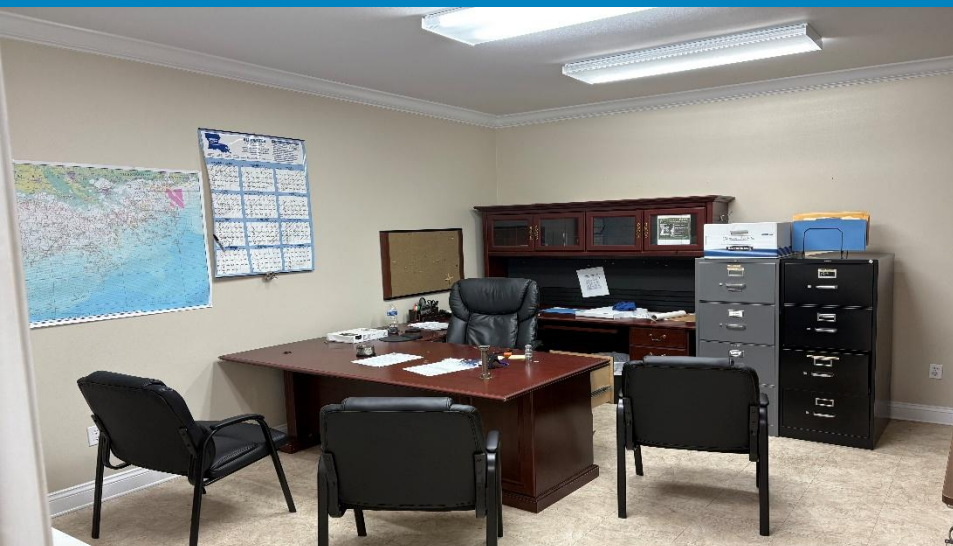






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GI 2<sup>ND</sup> FL. OFFICES



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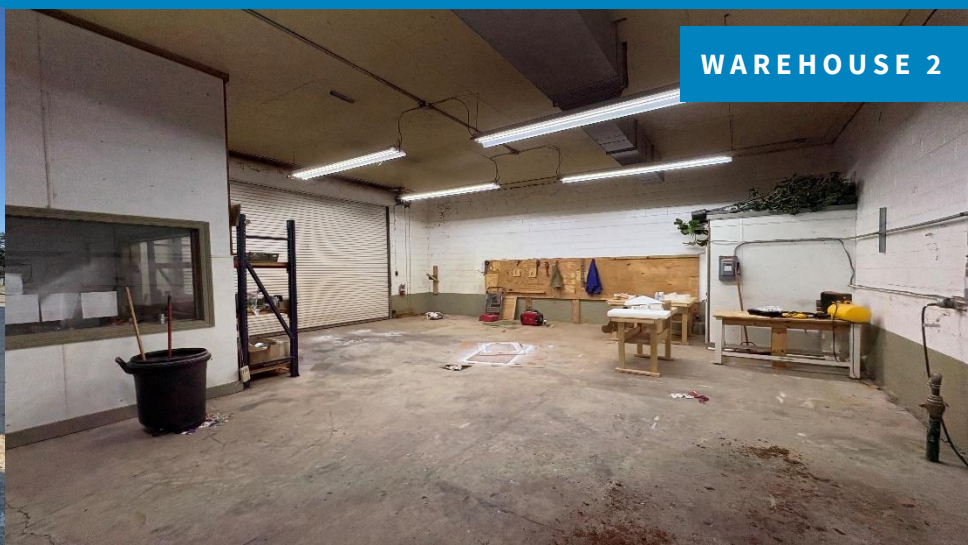






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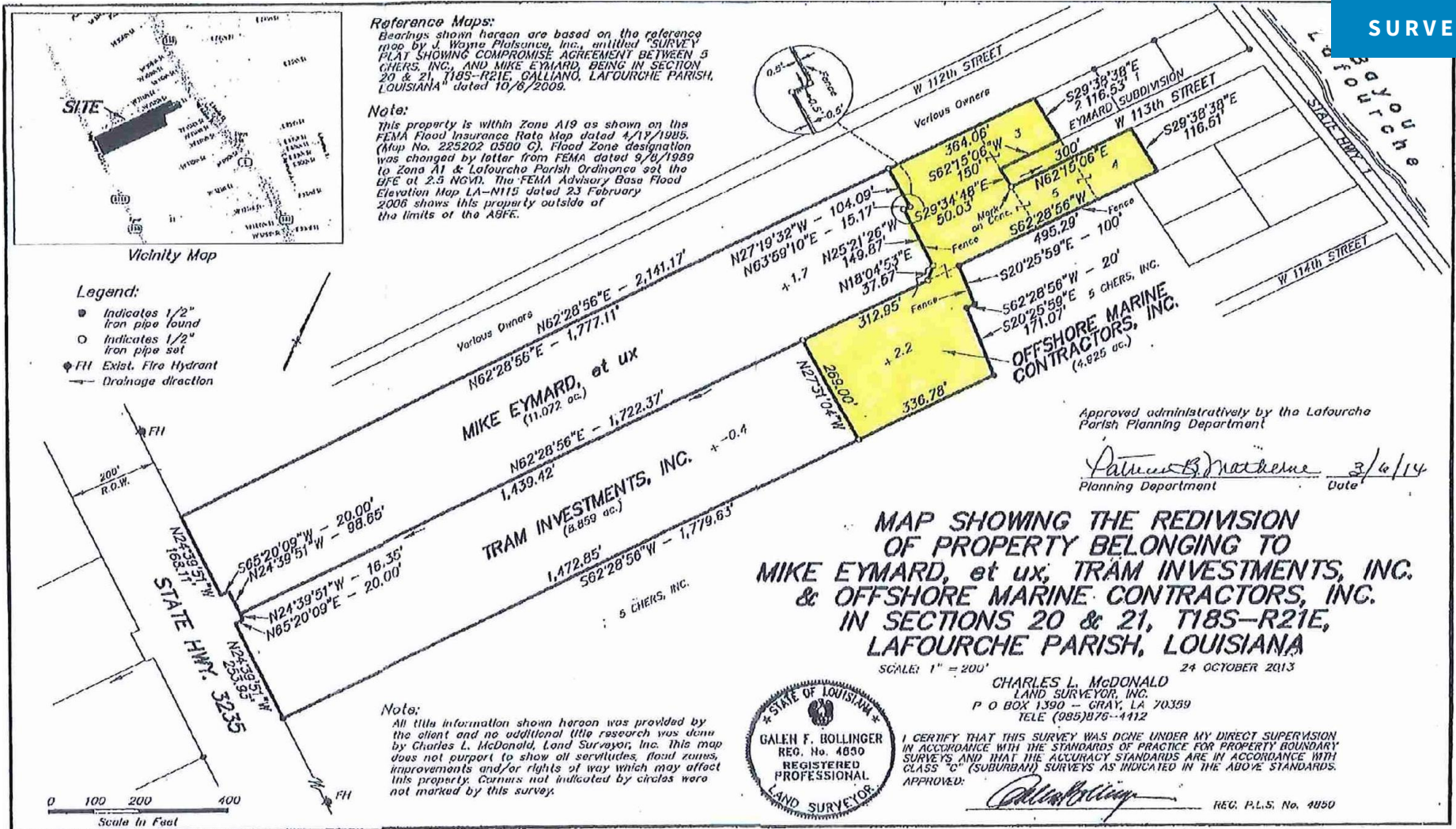




# INDUSTRIAL COMPLEX FOR SALE OR LEASE

## 133 WEST 113 STREET | CUT OFF, LA

**SURVEY**



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