



FORMER STARLIGHT STUDIOS

13701 Old Gentilly Road, New Orleans, LA



COMMERCIAL
REAL ESTATE

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PROPERTY HIGHLIGHTS

- 3 Parcels can be sold together or separately totaling ±32 acres
- Flexible investment opportunity with redevelopment or expansion potential
- Strategic location near NASA Michoud with strong industrial demand
- Location in Opportunity Zone

OFFERING SUMMARY

Sale Price:	\$3,900,000
Building Size:	12,615 - 30,994 SF
Land Area:	±32 Acres

PROPERTY DESCRIPTION

Located near NASA's Michoud Assembly Facility, Starlight Studios offers a rare opportunity to acquire a large industrial site with both warehouse space and significant land area in New Orleans East.

The property spans approximately 32 acres and includes two clear-span warehouse buildings totaling more than 43,000 SF.

The site can be purchased in its entirety or divided:

Parcel 1 - Front 2 acres

Parcel 2 - 8 acres including both buildings (climate controlled, fully sprinklered, clear-span warehouses)

Building 1:

- 30,994 SF
- 45 ft Clear Span to Rigging Gantry
- 140 tons of HVAC
- 3 x 1200Amp 208 volt 3 phase banks of camlock company switches
- Two 12 x 14 ft roll up overhead doors

Building 2:

- 12,615 SF
- 35 ft Clear Span to Rigging Gantry
- 60 tons of HVAC
- 2 x 1200Amp 208 volt 3 phase banks of camlock company switches
- 12 x 14 ft roll up overhead doors

Parcel 3 - 22 acres of vacant land

- Cleared of trees, ready for development

Positioned with direct access to Old Gentilly Road and in close proximity to the Michoud complex, the property provides excellent potential for industrial users, manufacturers, and developers seeking functional space and expansion opportunities within one of New Orleans' most established industrial corridors. With the upcoming Louisiana International Terminal anticipated to open in the coming years, the site also offers strong future appeal for logistics, storage and warehousing operations.

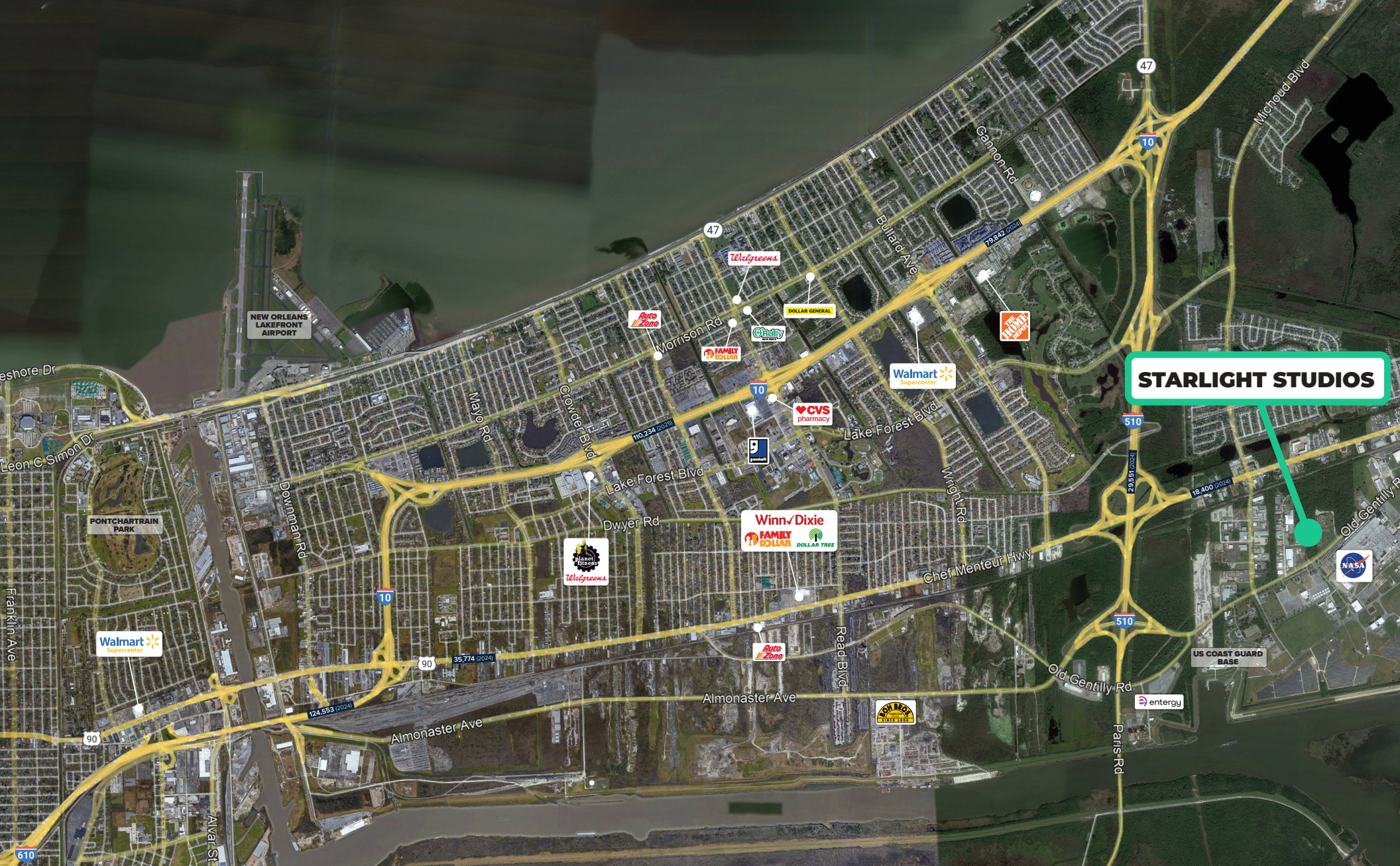


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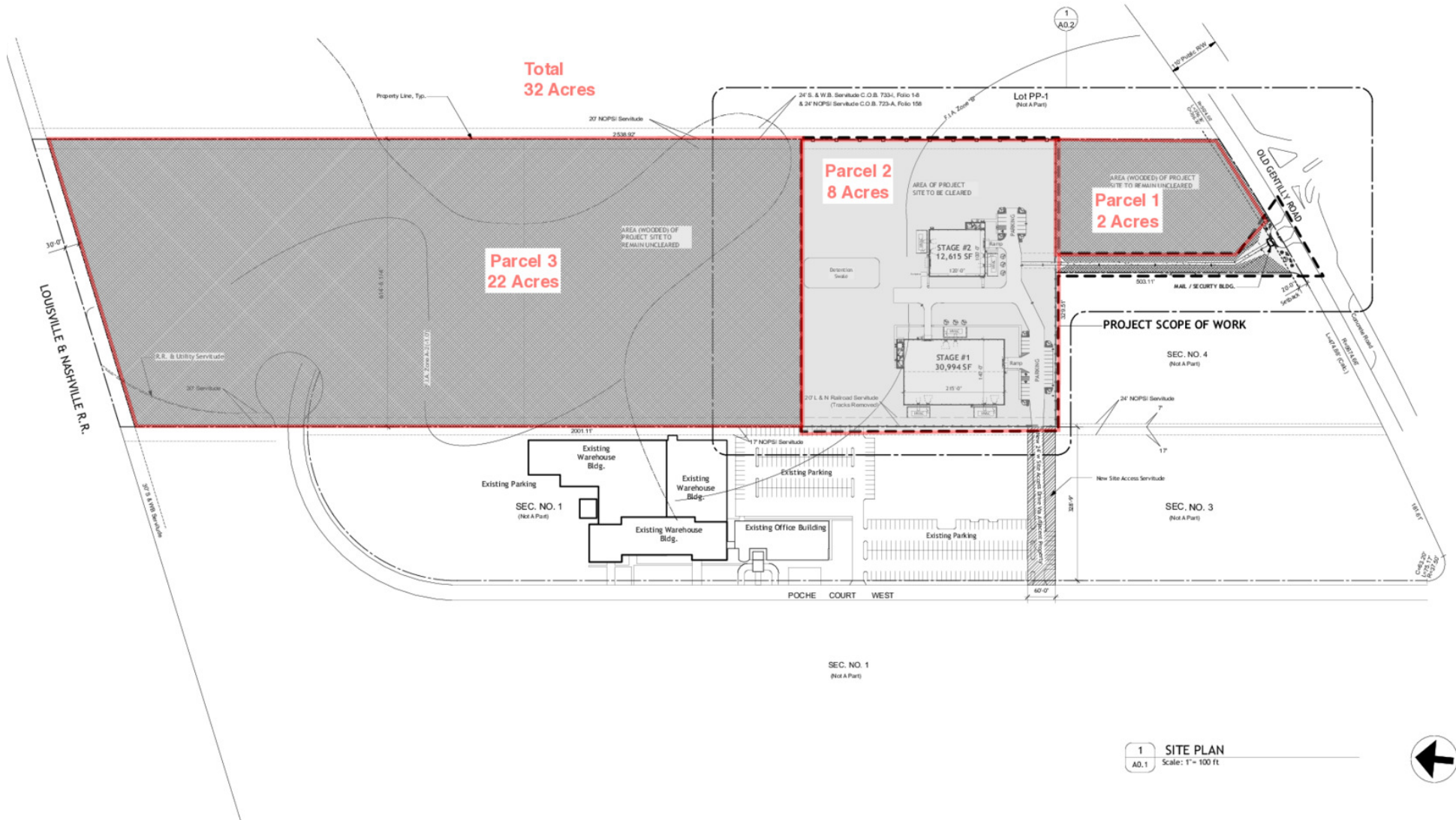
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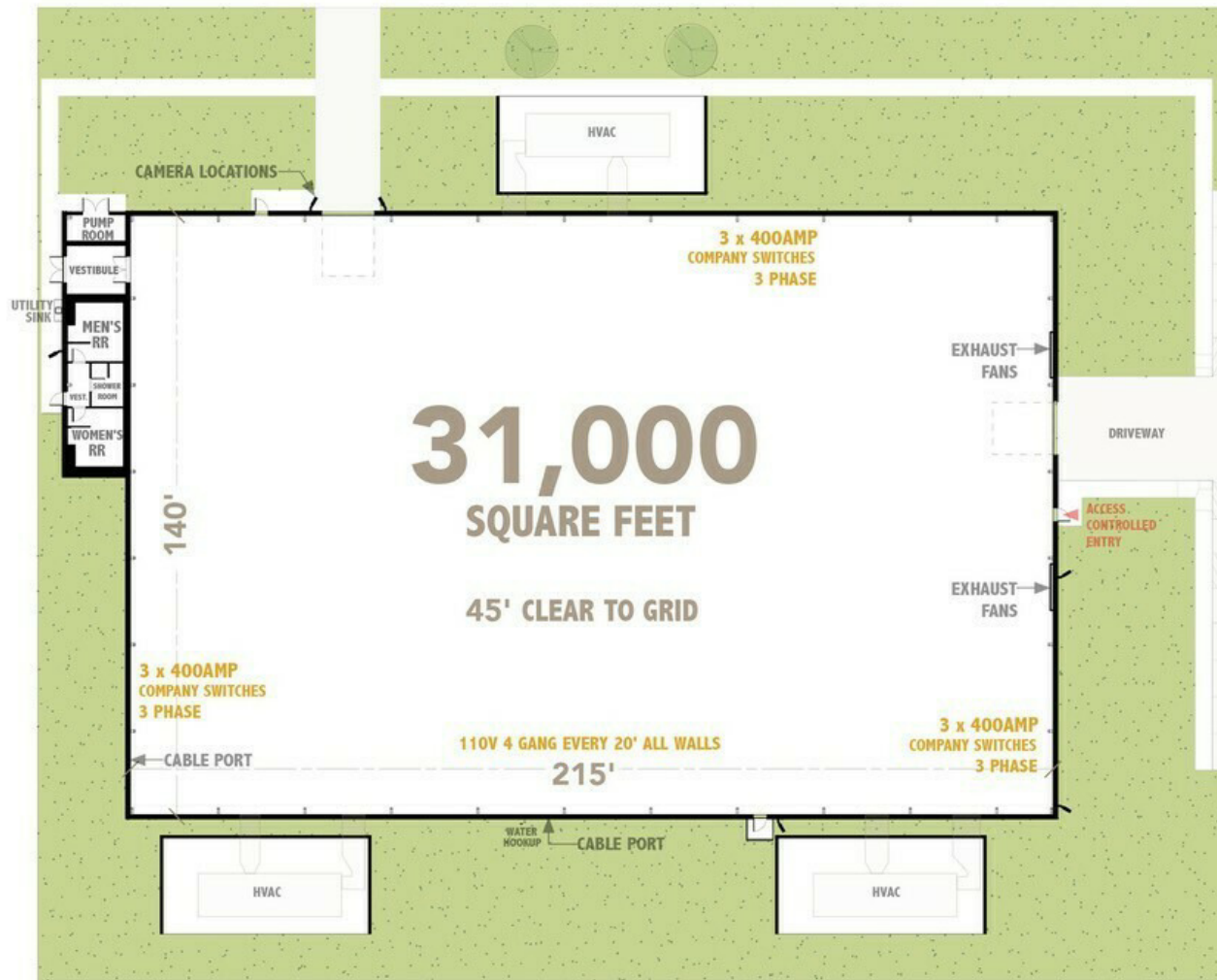
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STAGE 1

0 25 50 FT

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EXTERIOR VIEW



CAMPUS PLAN

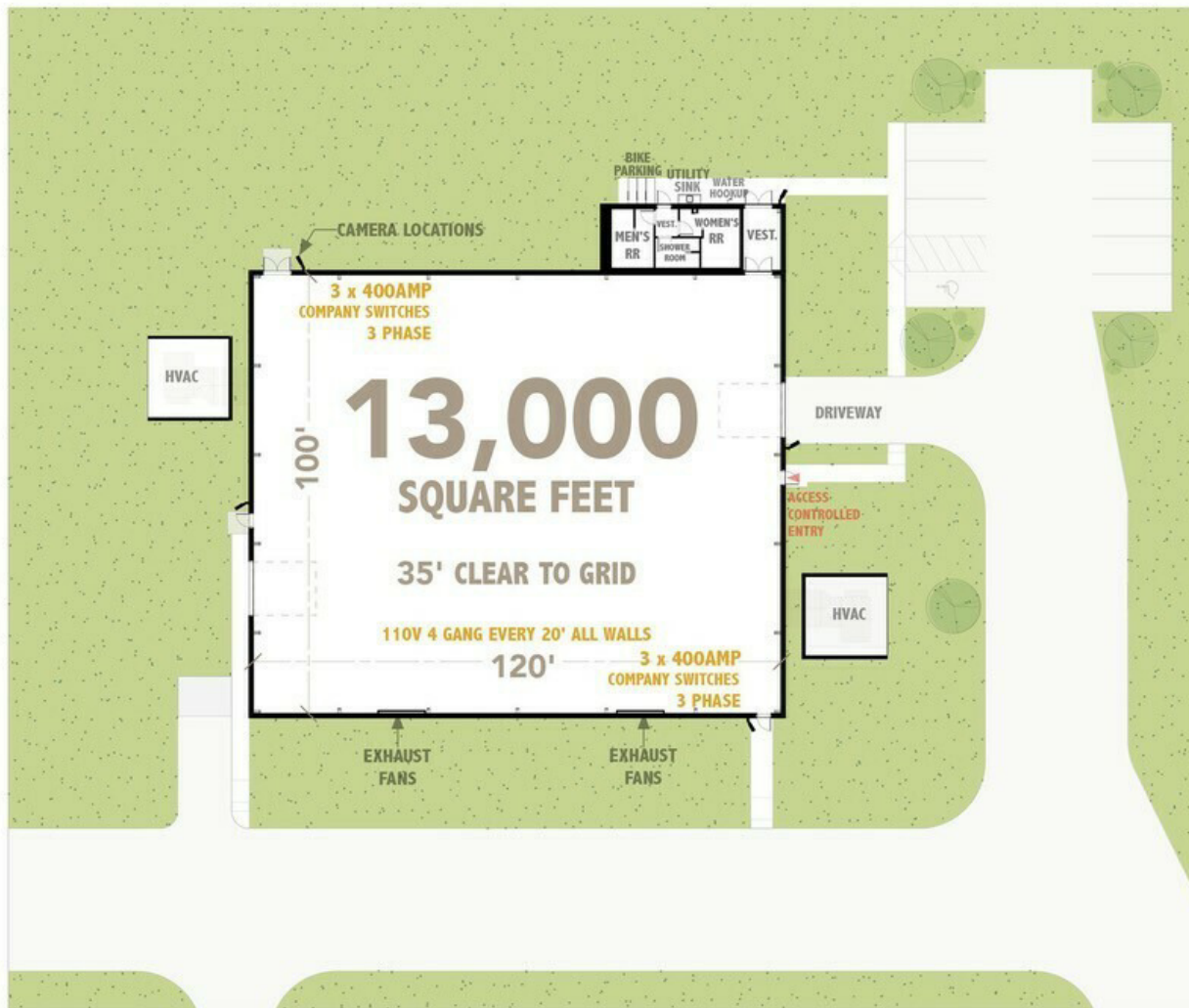


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EXTERIOR VIEW



CAMPUS PLAN

STAGE 2



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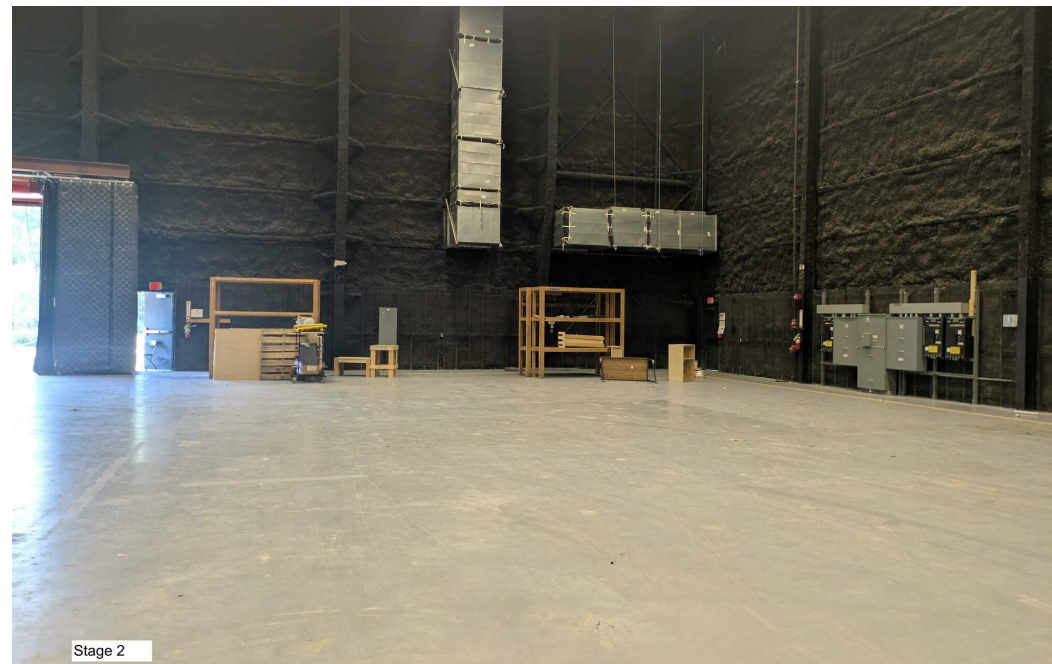
Stage 1



Stage 2



Stage 2



Stage 2

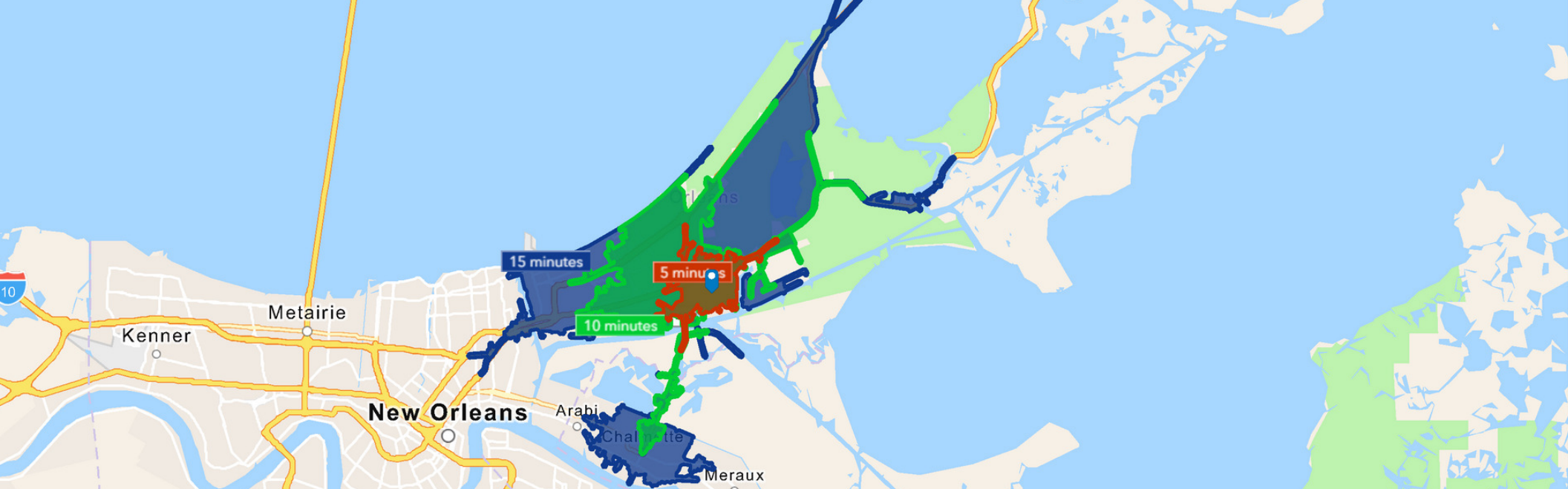


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DEMOGRAPHICS (DRIVE TIME)

INDICATORS	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	4,462	41,575	97,479
DAYTIME POPULATION	10,392	40,209	88,405
TOTAL HOUSEHOLDS	1,499	15,460	36,906
MEDIAN HH INCOME	\$36,741	\$51,529	\$47,171
TOTAL BUSINESSES	143	1,139	2,823



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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.

Buyer/Lessee:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____



AgencyForm Rev. 05/21



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