MULTI TENANT OFFICE WAREHOUSE
FOR SALE



2416 CONNECTICUT AVENUE

Kenner, LA 70062

SALE PRICE *$675,000*

LEASE RATE NEGOTIABLE

Michael Plauché
(504) 323-5993
michael.plauche@cbtec.com

COLDWELL BANKER COMMERCIAL TEC

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

2416 CONNECTICUT AVENUE
Kenner, LA 70062

INDUSTRIAL WAREHOUSE FOR SALE





OFFERING SUMMARY

Sale Price:	$725,000
Building Size:	7,845 SF
Available SF:	Fully Leased
Lot Size:	0.037 Acres
Number of Units:	3
Price / SF:	$92.42
Zoning:	L-1 (Light Industrial)
Submarket:	Airport-Metairie-Kenner

PROPERTY OVERVIEW

Introducing an exceptional investment opportunity in Kenner, LA. This impressive 7,845 SF building, zoned L-1 (Light Industrial), offers an ideal space for Industrial/Warehouse/Distribution investors. With 100% occupancy, this prime property boasts a strategic location in the thriving Kenner area. Whether you are expanding your portfolio or seeking a stable investment, this property presents an attractive prospect with its optimal size, versatile zoning, and maximum occupancy. Don't miss out on the chance to capitalize on this remarkable industrial property in a coveted location.

LOCATION OVERVIEW

Conveniently situated in Kenner, LA, this vibrant area offers a prime location for Industrial/Warehouse/Distribution tenants. The property is surrounded by a thriving business landscape and a range of local amenities, including nearby Kenner Distribution Center and Louis Armstrong New Orleans International Airport. With easy access to major transportation routes such as I-10 and I-310, businesses can efficiently manage their logistical operations. This bustling neighborhood provides an ideal backdrop for businesses seeking a strategic and dynamic location for

2416 CONNECTICUT AVENUE
Kenner, LA 70062

CURRENT TENANT MIX OVERVIEW



2416 CONNECTICUT AVENUE

- Shirer Family Casket (**Leased thru October 2027)
- Consists of 525 SQFT conditioned office space with one (1) reception area, one (1) or two (2) offices, and two (2) restrooms
- 3,100 SQFT unconditioned warehouse with open floor plan with ample storage and 12'W x 14' H Roll Up Door
- (3,625 SQFT Total Office/Warehouse Space)

2416A CONNECTICUT AVENUE

- NAFIS Auto Service (**Leased Month-to-Month)
- Consists of 1,220 SQFT unconditioned warehouse space with one (1) restroom consists of an open floor plan with an 8'W x 8'H Roll Up Door (framed for a 12'W x 14' H Roll Up Door)
- (1200 SQFT Total Warehouse Space)

2416B CONNECTICUT AVENUE

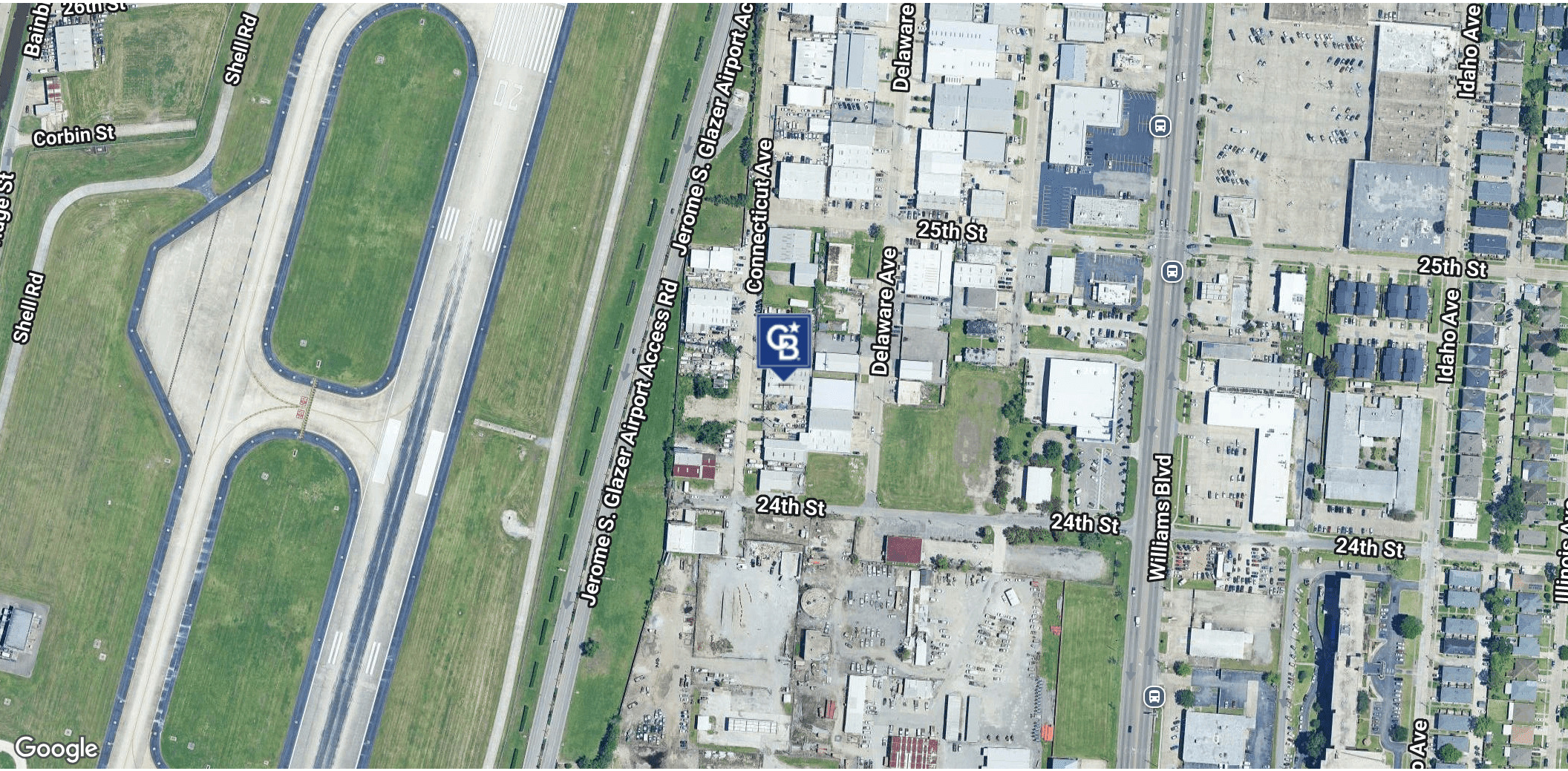
- K 9 Security Solutions (**Owner Occupied)
- Consists of 2,425 SQFT unconditioned warehouse space with an open floor plan with 12'W x 14' H Roll Up Door
- 22' W X 100' D secure gated driveway
- (2425 SQFT Total Warehouse Space)

Michael Plauché
(504) 323-5993
michael.plauche@cbtec.com

COLDWELL BANKER COMMERCIAL TEC

2416 CONNECTICUT AVENUE
Kenner, LA 70062

AERIAL VIEW

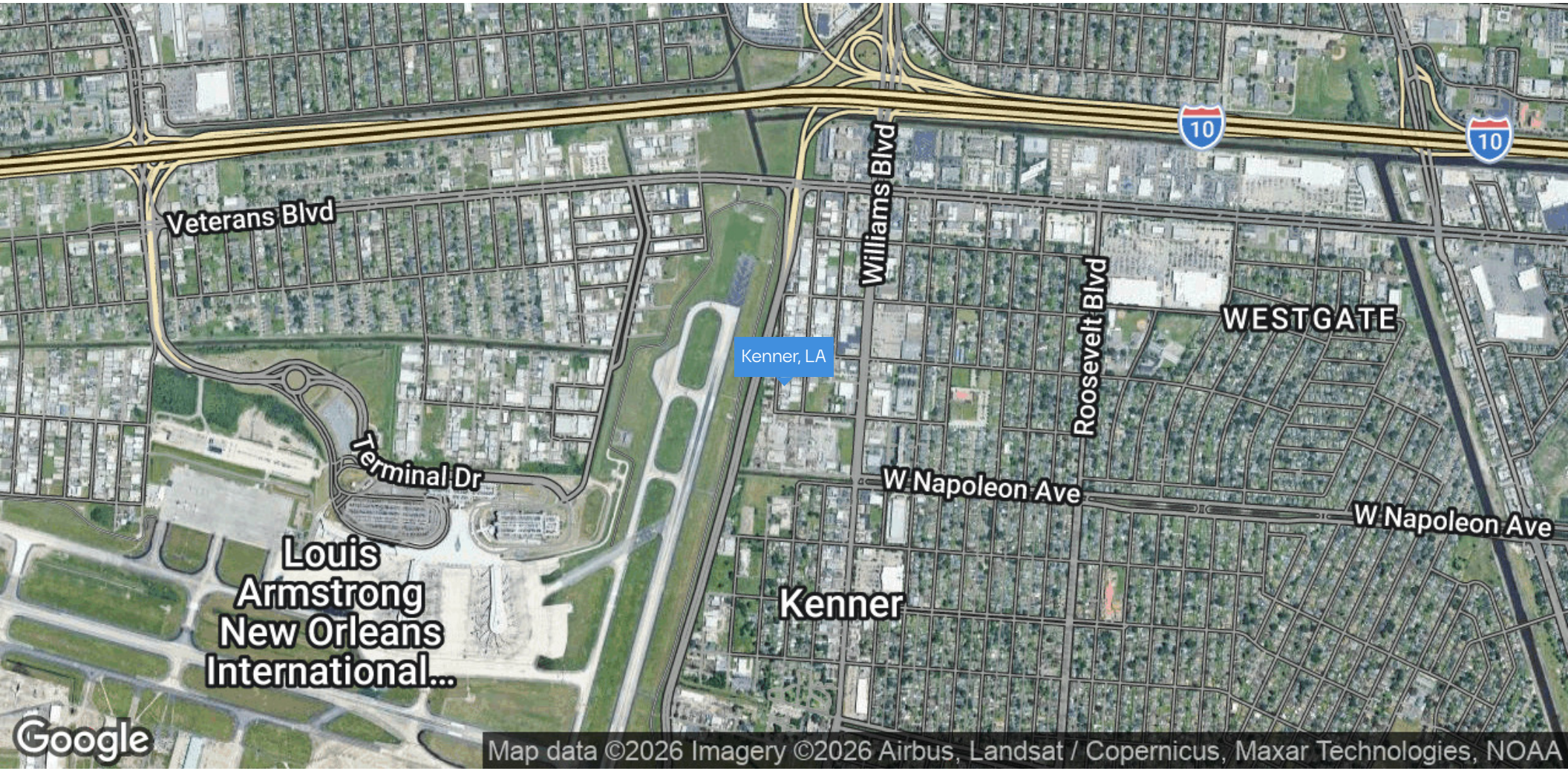


Michael Plauché
(504) 323-5993
michael.plauche@cbtec.com

COLDWELL BANKER COMMERCIAL TEC

2416 CONNECTICUT AVENUE
Kenner, LA 70062

REGIONAL MAP

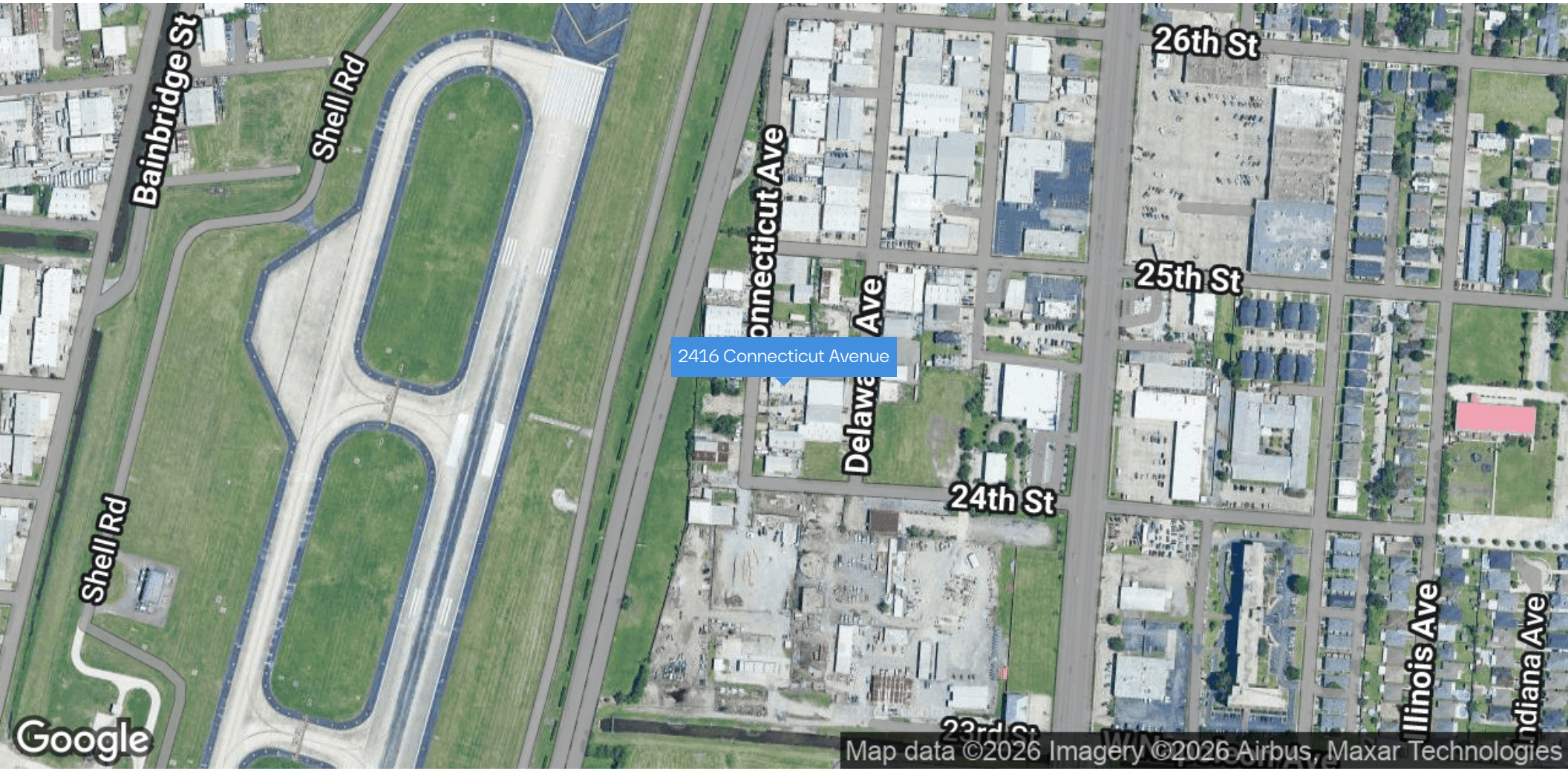


Michael Plauché
(504) 323-5993
michael.plauche@cbtec.com

COLDWELL BANKER COMMERCIAL TEC

2416 CONNECTICUT AVENUE
Kenner, LA 70062

LOCATION MAP



Michael Plauché
(504) 323-5993
michael.plauche@cbtec.com

COLDWELL BANKER COMMERCIAL TEC

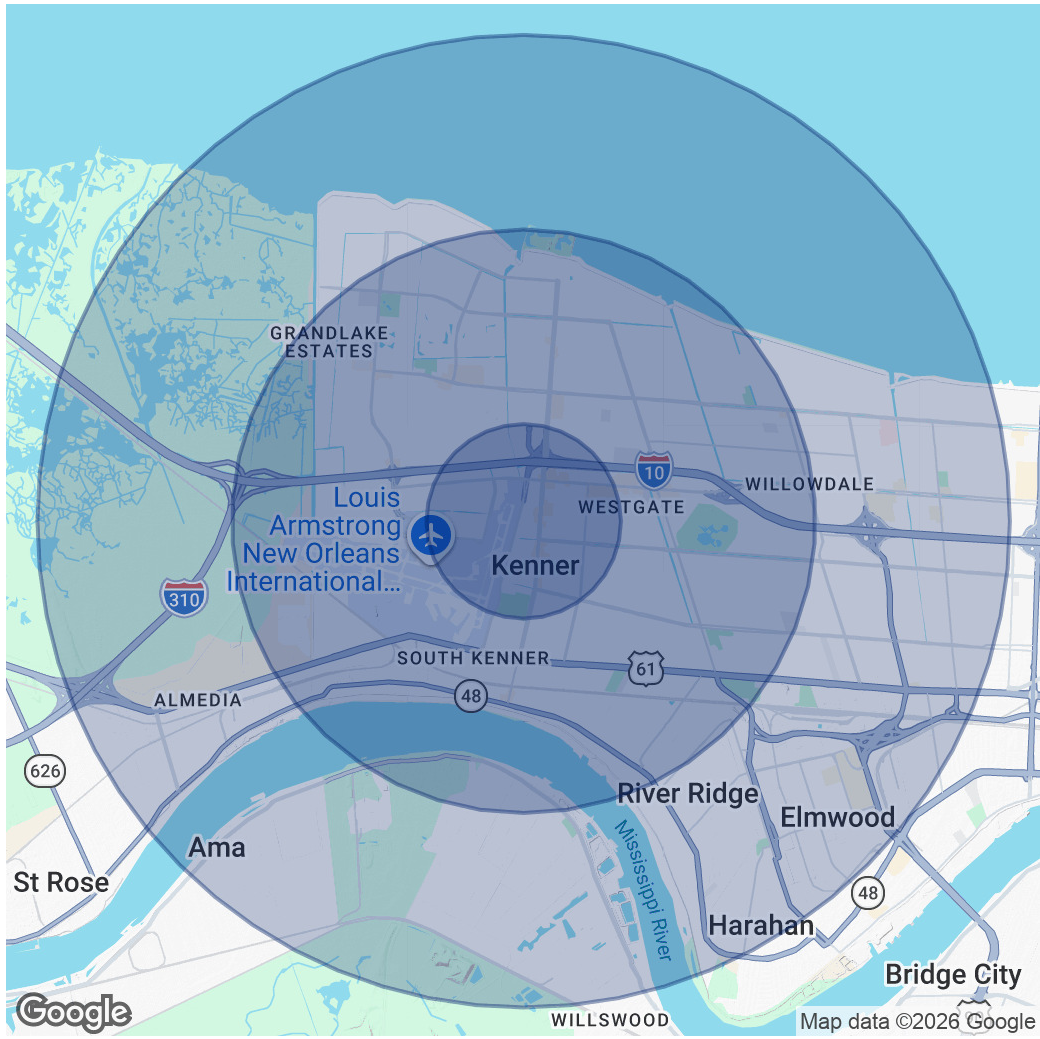
2416 CONNECTICUT AVENUE
Kenner, LA 70062

DEMOGRAPHICS REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,341	120,688	203,619
Average Age	39.9	39.6	39.7
Average Age (Male)	39.3	38.7	38.8
Average Age (Female)	40.6	40.9	40.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,419	45,188	77,575
# of Persons per HH	2.8	2.7	2.6
Average HH Income	$46,309	$64,437	$67,808
Average House Value	$182,534	$225,111	$237,060

2020 American Community Survey (ACS)



Michael Plauché
(504) 323-5993
michael.plauche@cbtec.com

COLDWELL BANKER COMMERCIAL TEC

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

MULTI TENANT OFFICE & WAREHOUSE
FOR SALE



2416 CONNECTICUT AVENUE

Kenner, LA 70062

SALE PRICE *$675,000*

LEASE RATE NEGOTIABLE

Michael Plauché
(504) 323-5993
michael.plauche@cbtec.com

COLDWELL BANKER COMMERCIAL TEC

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.