



OFFICE WAREHOUSE NEAR SUPERDOME / CBD FOR SALE

1949 LAFAYETTE STREET | NEW ORLEANS, LA



LOCATION

Dynamic location, just blocks from the Superdome, situated right off Poydras Street and Claiborne Avenue, providing ready access to the interstate system and CCC bridge.

BUILDING

Approximately 8,400 square feet (70' x 112'/120'), semi-dock height warehouse building containing approx. 1,400 SF of office area within.

SITE

8,869 SF of ground (69'/68' x 120'/128'); designated as Lot Z, Square 476, First Municipal District, Orleans Parish, LA

ZONING

H-I (heavy industrial district with overlay zoning ordinances)

LOADING

Truck loading via various doors, two in front and three on Bertrand Street side

FEATURES

Clear-span building frame (no posts)
3-phase electrical & natural gas service
Roof signage potential for great visibility from interstate
Access to building from multiple sides
Building recently repaired & upgraded
Lafayette Street recently resurfaced

SALE PRICE

\$695,000

Max J. Derbes, Inc.
REALTORS ■

CONTACT
KEITH G. HENRY, SIOR

OFFICE 504.733.2299
keith@maxderbes.com

Max J. Derbes, Inc.
5440 Mounes Street, Ste 100
New Orleans, LA 70123





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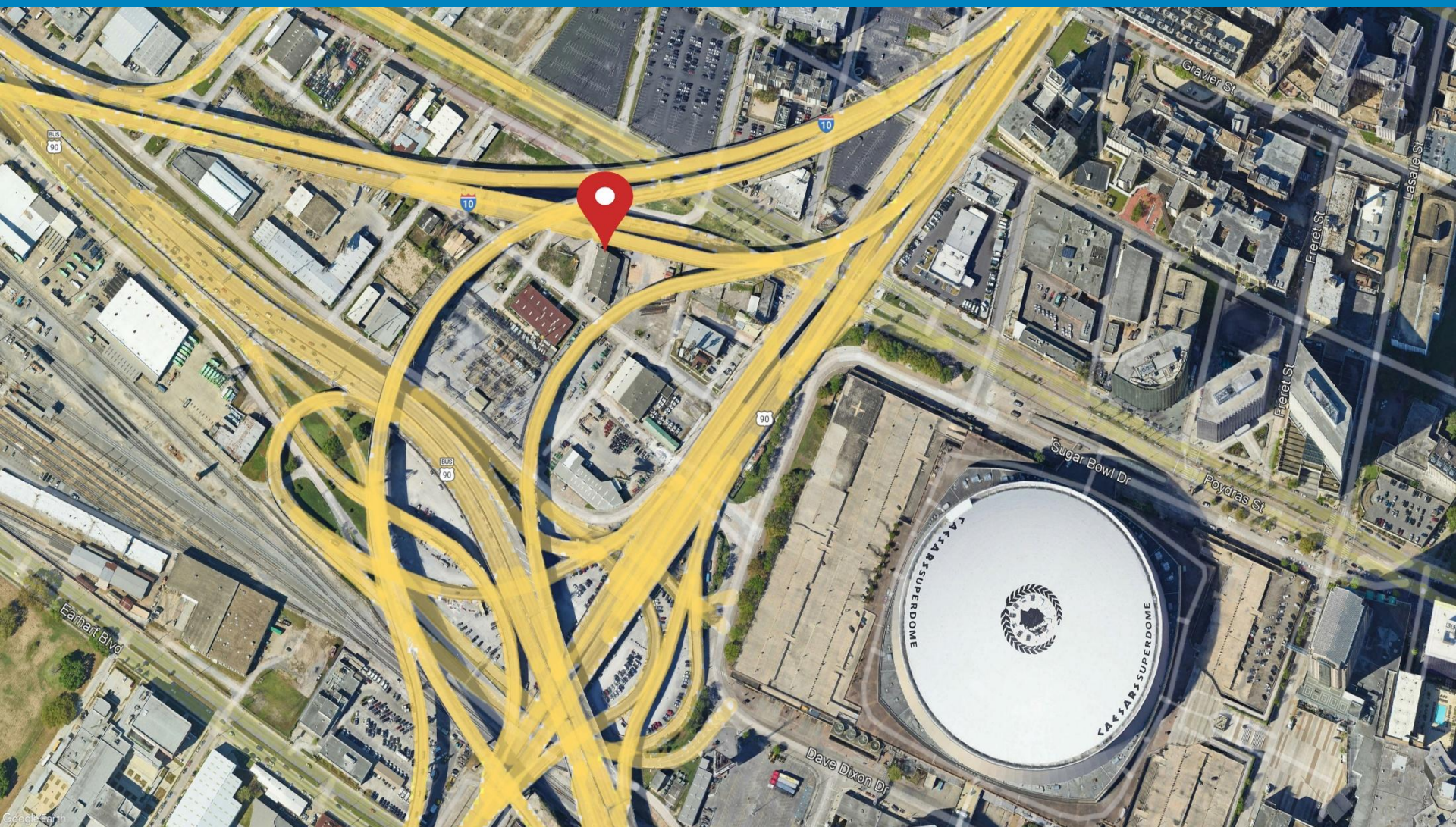
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