



INDUSTRIAL BUILDING WITH LAND FOR SALE

4912 MEHURIN STREET | ELMWOOD, LA



LOCATION	Forms the intersection of Mehurin St. and Butterworth St., 1 block south of Jefferson Highway
BUILDING	40,500+/- Sq. Ft. grade level, clear span, Quonset Hut style building including a double wide office trailer; plus 3,600+/- Sq. Ft. canopy storage area. Eave height is 14' with peak height of 30'.
AVAILABLE	Leased through April 30, 2026 to Bishop Lifting, LLC
ZONING	IL – Light Industrial

SITE	2.25+/- Acres, 2018 Flood Zone: X
TRANSPORTATION	Huey P. Long Bridge and US Hwy 90 – 1 block Interstate 10 – 4.4 miles
ATTRIBUTES	Sky lights, 440 v./3 phase power, clear span construction
LOADING	9 grade level doors, 2 covered dock positions
ASKING PRICE	\$1.9 Million

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
New Orleans, LA 70123





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AERIAL



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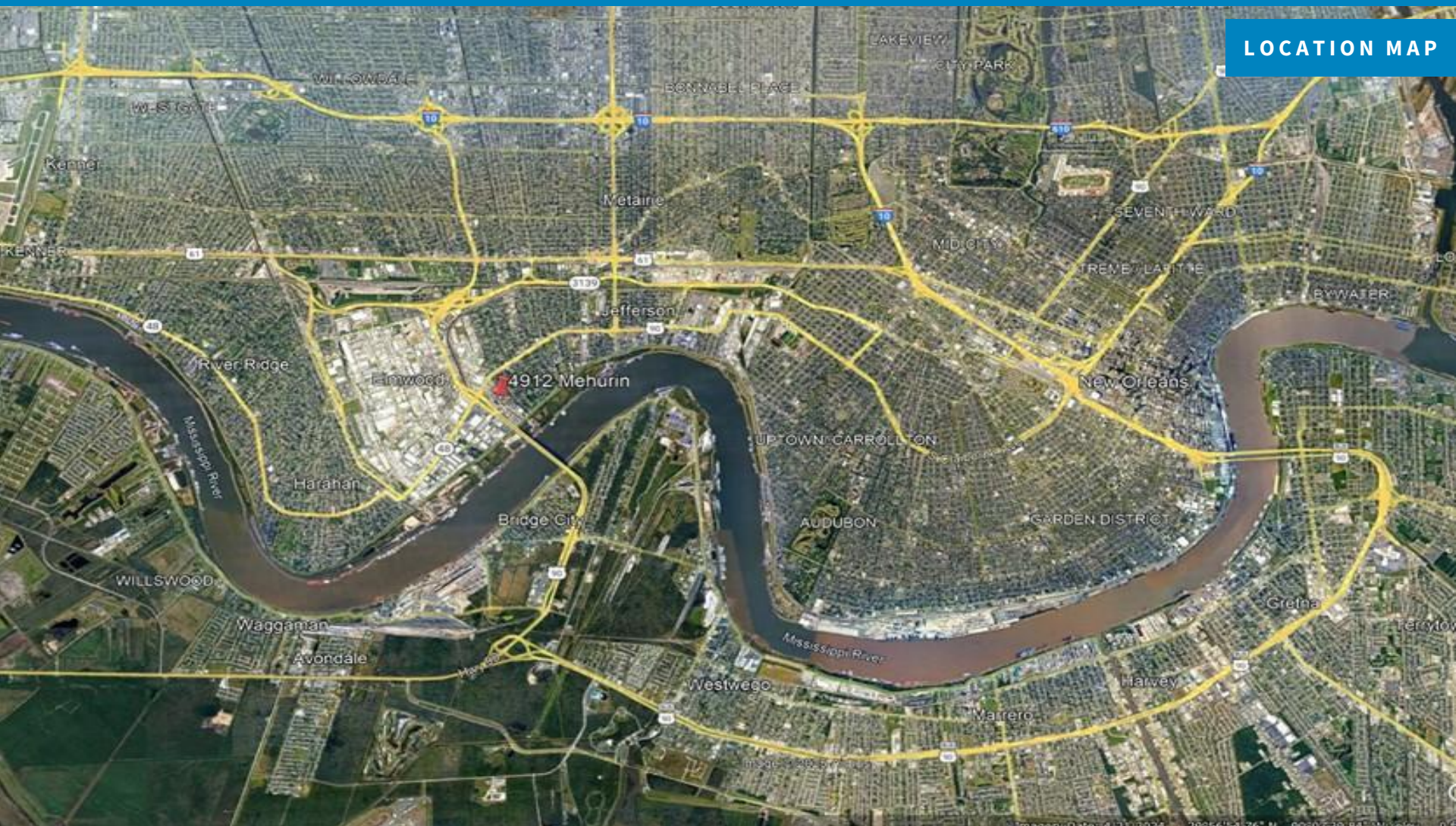




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LOCATION MAP



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EXTERIOR



INTERIOR

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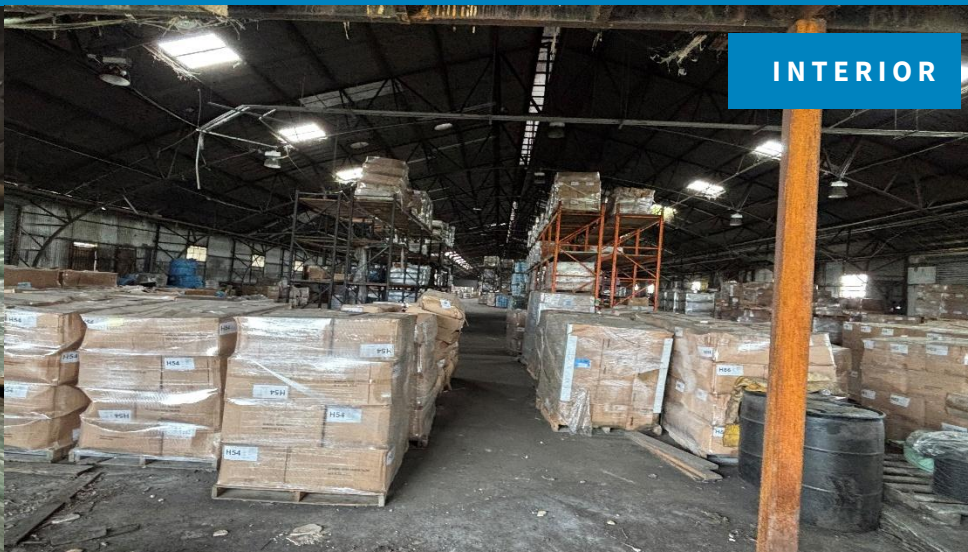
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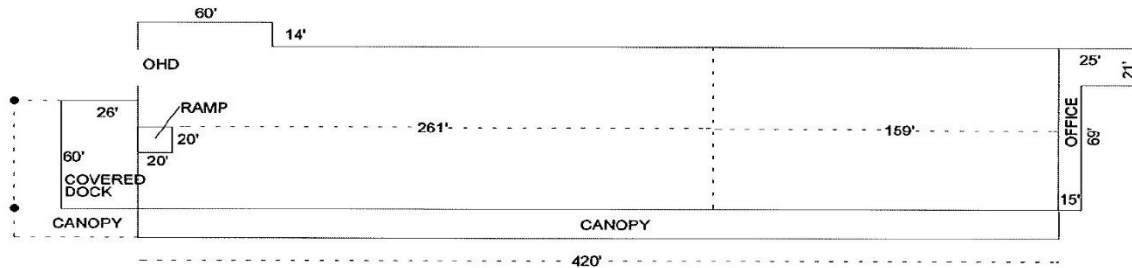




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SITE PLAN



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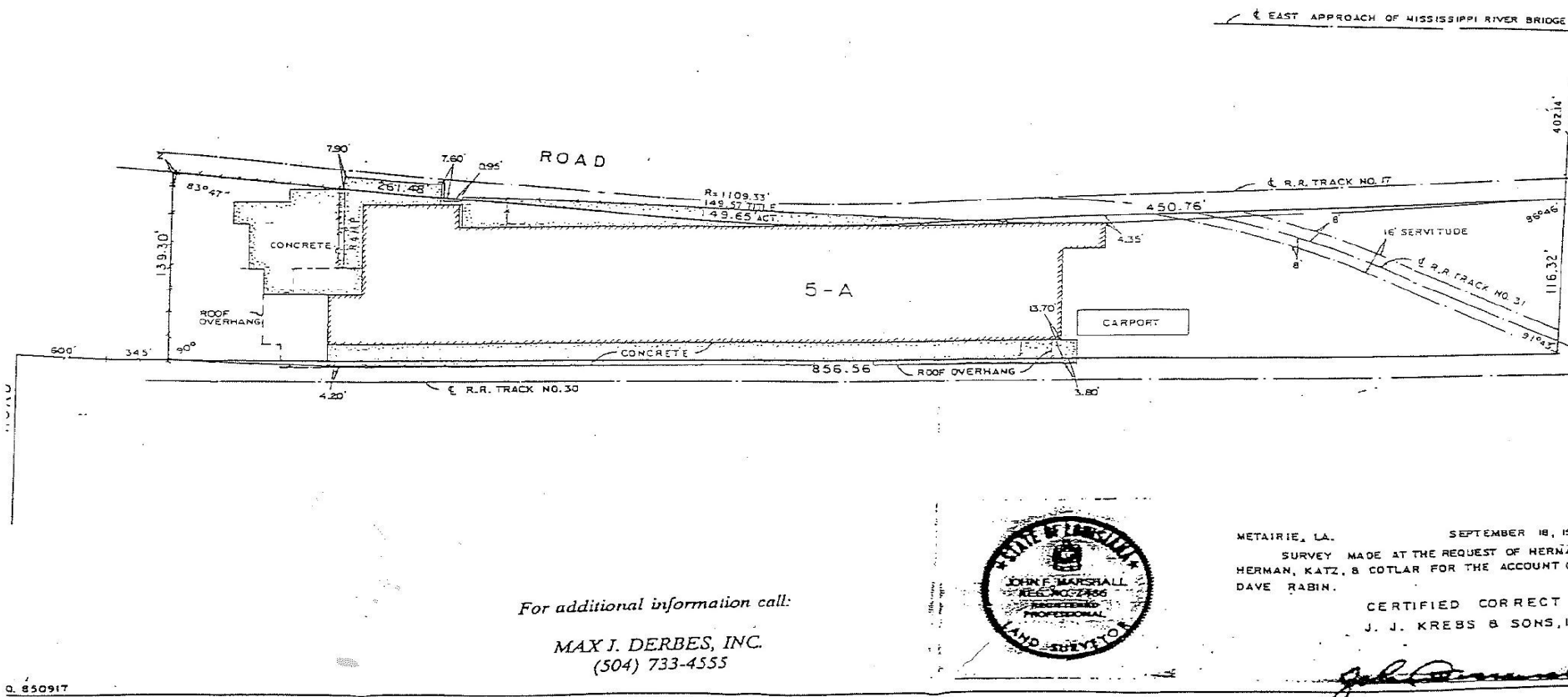


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ST. PETER PLANTATION
JEFFERSON PARISH, LA.

SURVEY



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