



## INDUSTRIAL BUILDING WITH LAND FOR SALE

4912 MEHURIN STREET | ELMWOOD, LA



<b>LOCATION</b>	Forms the intersection of Mehurin St. and Butterworth St., 1 block south of Jefferson Highway
<b>BUILDING</b>	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'.
<b>AVAILABLE</b>	Leased through April 30, 2026 to Bishop Lifting, LLC
<b>ZONING</b>	IL – Light Industrial

<b>SITE</b>	2.25+/- Acres, 2018 Flood Zone: X
<b>TRANSPORTATION</b>	Huey P. Long Bridge and US Hwy 90 – 1 block Interstate 10 – 4.4 miles
<b>ATTRIBUTES</b>	Sky lights, 440 v./3 phase power, clear span construction
<b>LOADING</b>	9 grade level doors, 2 covered dock positions
<b>ASKING PRICE</b>	\$1.695 Million
<b>ASKING RENTAL</b>	\$4.75 per sq. ft./NNN

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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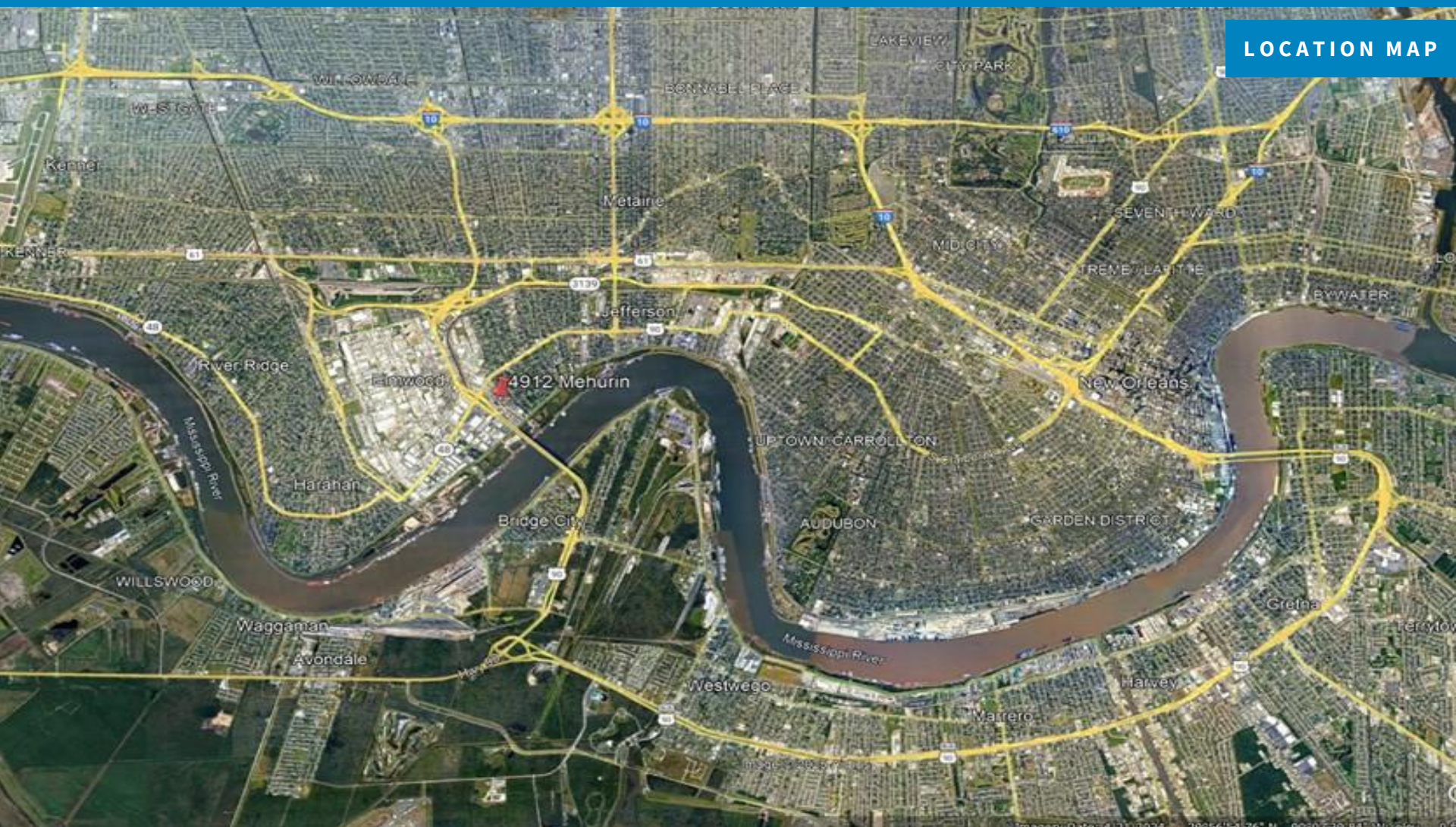




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## LOCATION MAP



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EXTERIOR



INTERIOR

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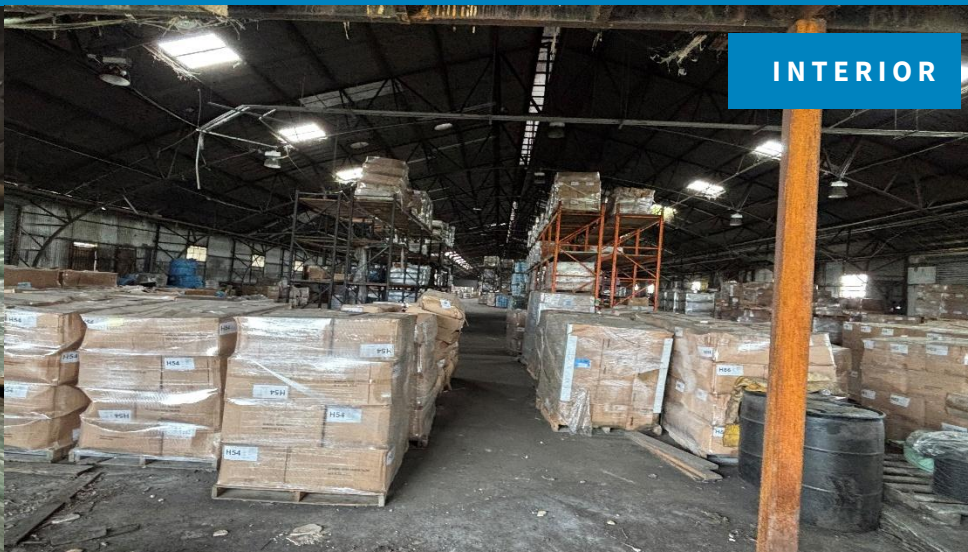






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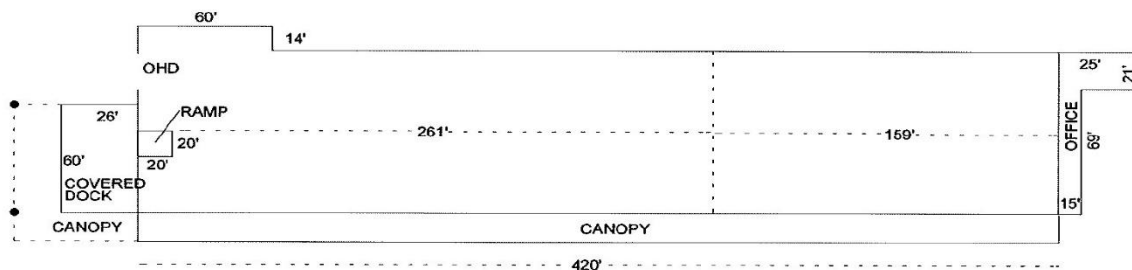




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## SITE PLAN



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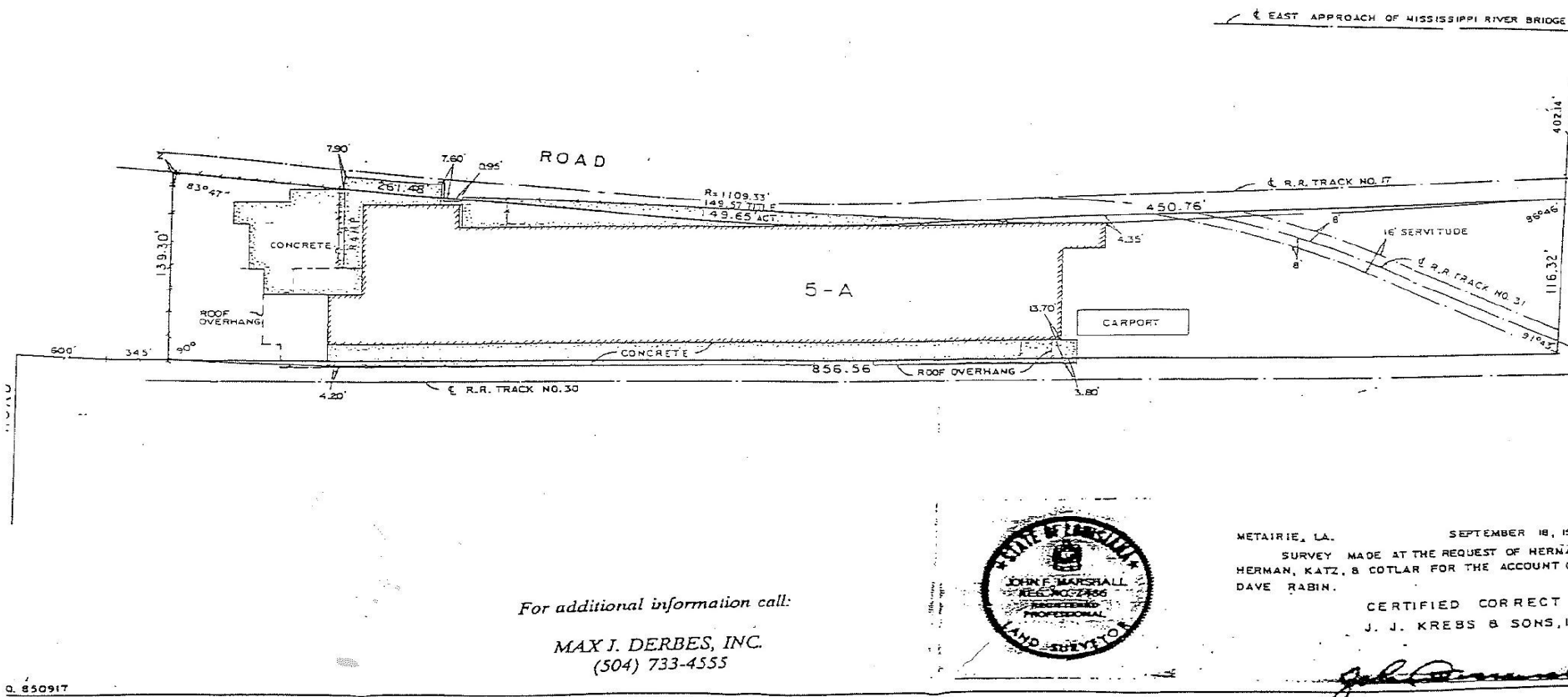


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4912 MEHURIN STREET | ELMWOOD, LA

ST. PETER PLANTATION  
JEFFERSON PARISH, LA.

SURVEY



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