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**MAX JUGE - RE/MAX COMMERCIAL**
201 Evans Road | Suite 444
Metaire, LA 70124
504.838.0001

**FOR LEASE** | INDUSTRIAL PROPERTY

# 1746 TCHOUPITOULAS STREET

NEW ORLEANS, LA 70130

PRESENTED BY:

**MAX JUGE**
Sales Associate
504.838.0001
LA #995716624

# 1746 TCHOUPITOULAS STREET

NEW ORLEANS, LA 70130

## PROPERTY DESCRIPTION

The Centennial Cotton Press Building harkens back to a time when New Orleans handled nearly one-third of all cotton produced in America and hosted the World's Cotton Centennial Exposition in 1884. The Cotton Press, along with the other buildings in the block, have been completely renovated by Renaissance Neighborhood Development Corporation (RNDC).

Featured at the rear of the building, this 8,315 SF commercial kitchen comes fully equipped with a range of commercial cooking implements: commercial hoods, several walk-in fridge-freezers, cooking equipment, in-floor drains, etc. All spaces are fully equipped with HVAC. This space is divided into three areas, a commercial kitchen with office + Conference room, and two loading bays with access to overhead doors (total of 6) + additional cold storage. Space is move-in ready for use as a commercial kitchen, but can be built to suit to fit other uses.

Space can be divided into two areas: the commercial kitchen and the warehouse. Minimum area is 2,500 SF.

## OFFERING SUMMARY

| | |
|---|---|
| Lease Rate: | $14.00 - $16.00 SF/yr (NNN) |
| Available SF: | 2,500 - 8,315 SF |
| Lease Structure: | NNN |
| Zoning: | MU-2 |
| Building Size: | 12,875 SF |
| Overhead Doors (Drive-In): | 6 |
| Parking Spaces: | 10 |
| Warehouse HVAC: | Yes |

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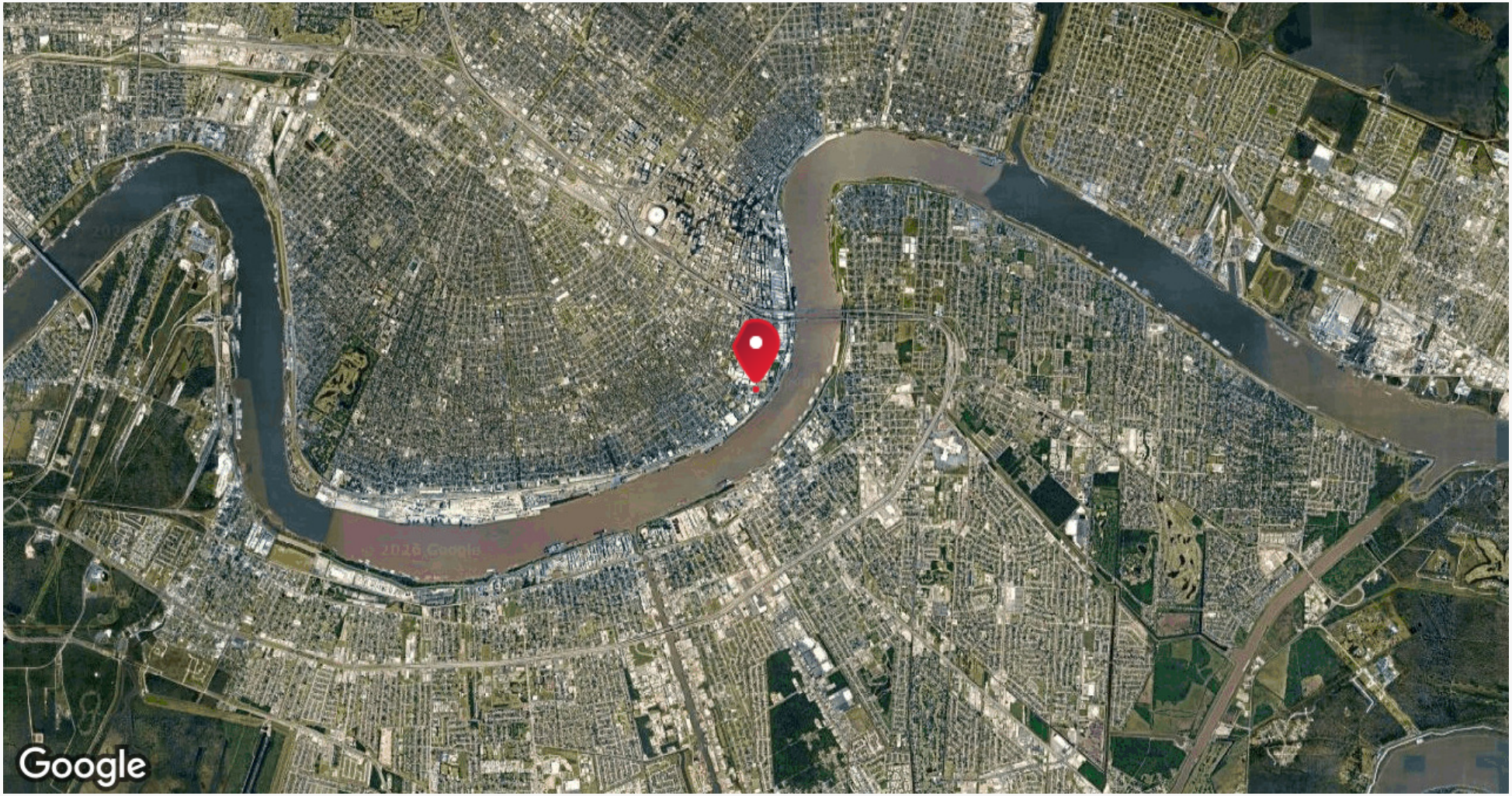


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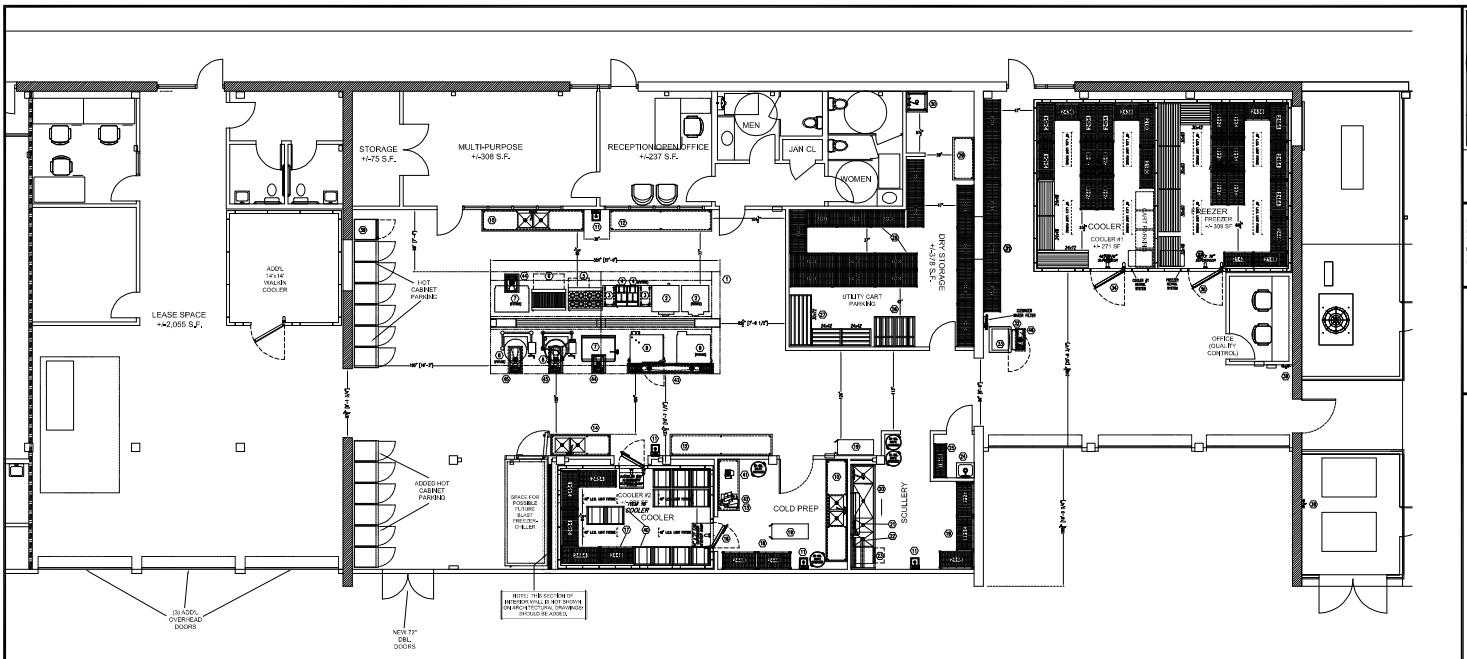


## EQUIPMENT SCHEDULE

| Item No. | Qty | Equipment Description | Manufacturer | Model Number | Equipment Remarks |
|---|---|---|---|---|---|
| 1 | 1 | Hood/ESS System | Captive Aire | Custom | - |
| 2 | 2 | Oven, Convection, Gas | Blodgett Oven | DFG903 Double | - |
| 3 | 2 | 18" x 30" Spreader Table | Eagle Group/Metal Masters | ST3018SETB | - |
| 4 | 2 | Fryer, Deep Fat, Gas | Dean | SM60E | - |
| 5 | 1 | 48" Gas Restaurant Range | Imperial Range | IR-6-48 | (6) Burners, Oven Base |
| 6 | 1 | 48" Radiant Glue Broiler | Imperial Range | IRB 48 | With Equipment Stand |
| 7 | 2 | 40-Gallon Tilt Skillet | Cleveland Range | SGL40TM | - |
| 8 | 2 | Kettle, Steam Jacketed | Cleveland Range | KGL-40-T | - |
| 9 | 2 | Gas Steam Cooker Oven/Steamer | Cleveland Range | CGM-4.5E / CGM-4.5G on Casters | - |
| 10 | 2 | 30" x 12' Prep Table with Sinks | Eagle Group/Metal Masters | T3012452SM-SD | - |
| 11 | 4 | Chip, Hand, Wall Mount | Advance Tabco | 7-FS-48 | - |
| 12 | 2 | 12' x 30" S/S Prep Table | Eagle Group/Metal Masters | T3012452SB-SD | - |
| 13 | 1 | 8' x 30" S/S Prep Table | Eagle Group/Metal Masters | T9012452B-SD | - |
| 14 | 1 | 30" x 7' Prep Table with Sinks | Eagle Group/Metal Masters | T3084452SF-SD | - |
| 15 | 1 | Spare Number | Spare Number | Spare Number | - |
| 16 | 1 | Mobile Cooler | Venerface Panel | Custom | - |
| 17 | Lot | Cooler Shelving/Racks | TBD | Per Specifications | - |
| 18 | TBD | Racks Plastic Louvered Shelf Units | Cambro | CSU2884448-180 | (Clean Home Storage) |
| 19 | TBD | Cart, Utility | Lakeside | 3430 | - |
| 20 | 1 | Dishwasher, Pot & Pan | Hobart Machine Company | NeoTech Custom R.H. Sink | - |
| 21 | 1 | 60" Wall Mount Pot Rack | Duke Manufacturing | 7245B | - |
| 22 | 1 | Dishwasher Sorting Bins | Duke Manufacturing | SL-2 | - |
| 23 | 1 | Conveyor Hobart High Temp Dishwasher | Hobart Machine Company | FT-30 | - |
| 24 | 1 | Work Table | Advance Tabco | D-SP-30 | Floor Mounted |
| 25 | 1 | 18" x 48" Plastic Louvered Shelf | Cambro | CSU1848180-180 | Chemical Storage |
| 26 | 2 | Rack, Can, Flat w/Pad Set | Channel Manufacturing | CSR-146 | - |
| 27 | Lot | Sanitizer Racks (Dry Storage) | New Age Industrial | Per Specs | - |
| 28 | Lot | Shelving, Wire (Dry Storage) | Eagle Group/Metal Masters | Per Specifications | - |
| 29 | 1 | 30" x 60" S.S. Worktable | Eagle Group/Metal Masters | T3060SSB-SD | - |
| 30 | 1 | Bins, Utility, 1 Compartment | Eagle Group/Metal Masters | 314-32-1 | - |
| 31 | Lot | Shelving, Wire (Floor Cooler) | Eagle Group/Metal Masters | Per Specifications | - |
| 32 | 1 | 1500-lb Ice Bin | Forbes | 501500-38 | - |
| 33 | 1 | Ice Maker w/o Bin | Manitowoc Ice | D-0600A | - |
| 34 | 1 | Mobile Cooler | Venerface Panel | Custom | - |
| 35 | Lot | Freezer Shelving/Racks | TBD | Per Specifications | - |
| 36 | 1 | Mobile Freezer | Venerface Panel | Custom | - |
| 37 | Lot | Freezer Shelving/Racks | TBD | Per Specifications | - |
| 38 | 2 | Garden Faucet | Fulti Brass | B-3871-4BVR | Garden Hose Outlet Threads |
| 39 | TBD | Cabinets, Mobile, Warming & Holding | Dixie Cut | H-137-KR-132 | - |
| 40 | TBD | Universal Angle Rack | Channel Manufacturing | AUR-13 | Adjustable Pan Slides |
| 41 | 1 | Cutter/Mixer, Vertical & Veg. Prep. Combo | Robot Coupe | R402 | - |
| 42 | 1 | Mixer, Food | Globe Food Equipment | SM60P | - |
| 43 | 1 | 12' x 10' Mobile Floor Trough | MIC/Fosty | MFT-1210-SG | - |
| 44 | 2 | 24' x 24' Anti-Splash Floor Trough | MIC/Fosty | MFT-1824-SG | - |
| 45 | 2 | 18' x 24' Anti-Splash Floor Trough | MIC/Fosty | MFT-1824-SG | - |
| 46 | 1 | 12' x 24' Mobile Floor Trough | MIC/Fosty | MFT-1224-SG | - |

Foodservice Design By:
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UPDATED 12/17/12 - Bally Walkin Coolers Added to Plan

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These drawings and specifications have been prepared by us in accordance with the generally accepted standards of our profession at the time of our services. Our professional services are in compliance with applicable codes and requirements.

It will not be permitted to construct additional services on this project.

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John C Williams Architects LLC

# Cotton Press Building
## 1770 Tchoupitoulas
New Orleans, Louisiana

For Planning Purposes Only

- REVISIONS -

| No. | Date | Scope |
|---|---|---|
| 3 | 10/25/12 | CD Set Update |
| 4 | 10/29/12 | CD Set Update |

DRAWING TITLE:
Kitchen
Floor Plan

SCALE:
JOB No.: 501037.00
DATE: 29 AUGUST 2011

DRAWING No.:
K1

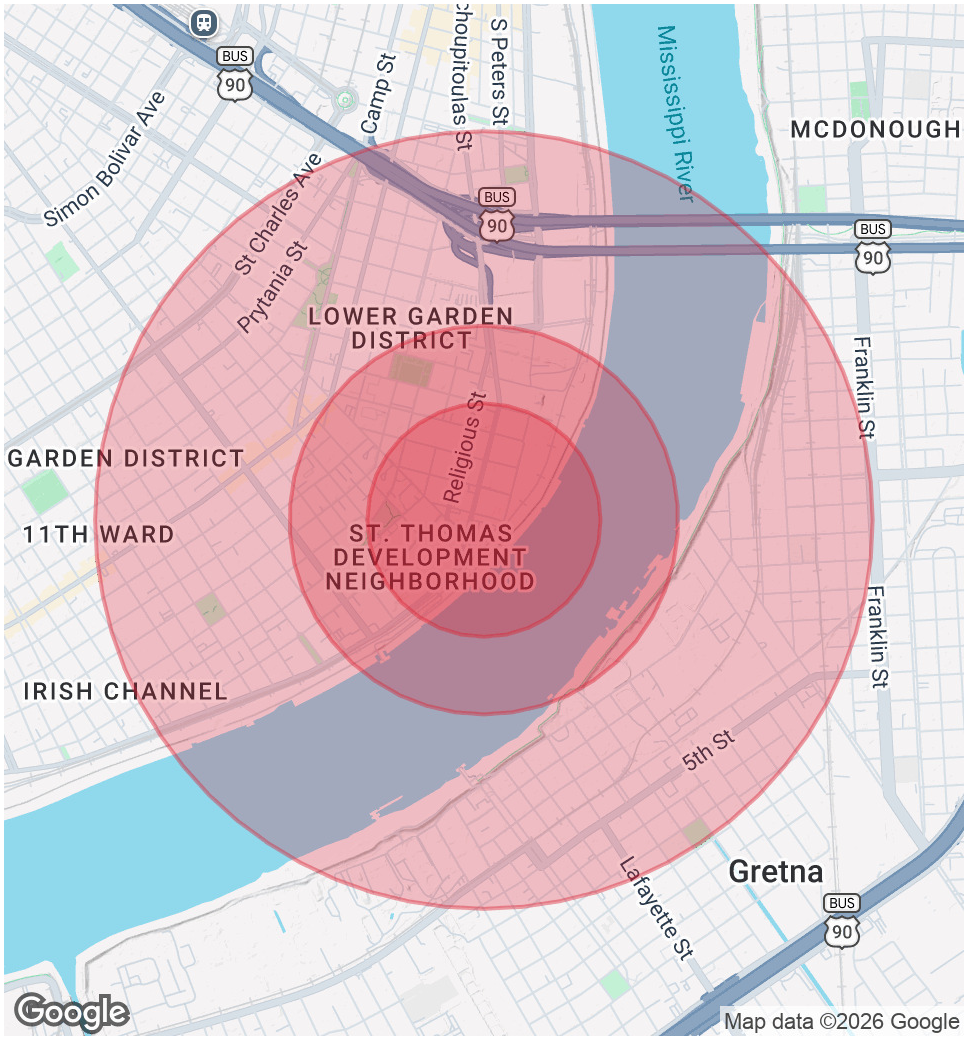
# 1746 TCHOUPITOULAS STREET

NEW ORLEANS, LA 70130

| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|---|---|---|---|
| Total Population | 782 | 2,930 | 14,649 |
| Average Age | 35 | 37 | 41 |
| Average Age (Male) | 33 | 37 | 41 |
| Average Age (Female) | 36 | 37 | 42 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---|---|---|---|
| Total Households | 394 | 1,625 | 7,736 |
| # of Persons per HH | 2 | 1.8 | 1.9 |
| Average HH Income | $81,401 | $90,527 | $103,239 |
| Average House Value | $587,666 | $646,709 | $603,050 |

*2020 American Community Survey (ACS)*

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