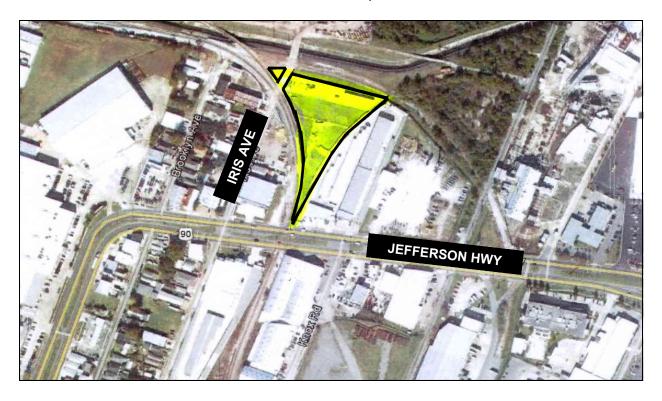
TALBOT GROUP

FOR SALE

INDUSTRIAL LAND ON IRIS AVENUE JEFFERSON, LA



ADDRESS: 601 IRIS AVENUE

JEFFERSON, LA 70121

PRICE: \$860,000

SIZE: 2.73 ACRES OR 118,760 SQUARE FEET

ZONING: M-2, INDUSTRIAL DISTRICT

<u>COMMENTS:</u> THIS IRREGULAR SHAPED SITE SITS BETWEEN JEFFERSON

HIGHWAY AND THE EARHART EXPRESSWAY. A PORTION OF THE PROPERTY IS FENCED AND HAS ABOUT 35 MINI-STORAGE UNITS

ON THE PROPERTY.

FOR ADDITIONAL INFORMATION CONTACT:
BOBBY TALBOT, CCIM
(504) 525-9763
btalbot@talbot-realty.com
www.talbot-realty.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisor, You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

