



AVAILABLE



Office Warehouse for Sale



- Location:** 1909 Industrial Boulevard, Harvey, LA 70058
(Off Lapalco Blvd., adjacent to A-1 appliance warehouse)
- Sales Price:** \$349,000.00 (\$58.17psf)
- Building:** 6,000sf metal warehouse
Office space is 3,200sf and Warehouse is 2,400sf
Also includes 400sf of shop area and 3,600sf of mezzanine storage
- Land:** 100' x 300' (30,000sf) actual
100' x 265' (23,500sf) useable
65' Drainage servitude in rear of property
- Details:**
- » 100' x 100' fenced storage area in rear, mostly concrete
 - » Zoned M-1 Industrial
 - » 20' eave height in the warehouse
 - » Office space recently renovated
 - » 3 Phase electrical
 - » Warehouse fans are operable
 - » Previously used as a construction office
 - » All moveable items in building and yard to be removed prior to Sale or can be negotiated to purchase

**JACK STUMPF
& ASSOCIATES, INC.**
COMMERCIAL REAL ESTATE SERVICES

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