



**Location:** 6100 Fourth Street, Marrero, LA  
At Ames Blvd. with direct access to Westbank Exp.  
(former Johns Manville & Lowery Bros.)

**Sales Price:** \$750,000.00

**Lease Price:** \$6,500.00 per Month, Triple Net

**Building Size:**

Main Warehouse.....	55,000 Sq. Ft.
Balance of 1 <sup>st</sup> Floor.....	28,500 Sq. Ft.
2 <sup>nd</sup> Floor* .....	18,500 Sq. Ft.
3 <sup>rd</sup> Floor* .....	18,500 Sq. Ft.
Total.....	120,500 Sq. Ft.

\*Was serviced by freight elevator  
Dock height  
16'-20' eave height

Building needs major roof work and complete electrical.

**Lot Size:** 8 acres  
60,000 sq. ft. parking  
Zoned M-2 Industrial  
Adjacent 5 acres available for \$297,500 (\$1.35 psf)

**Environmental:** See attached for environmental issues  
(former Johns Manville facility)

**To Show:** By Appointment

**Contact:** Jack Stumpf  
Owner/Agent  
504-366-6800  
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COMMERCIAL REAL ESTATE SERVICES

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