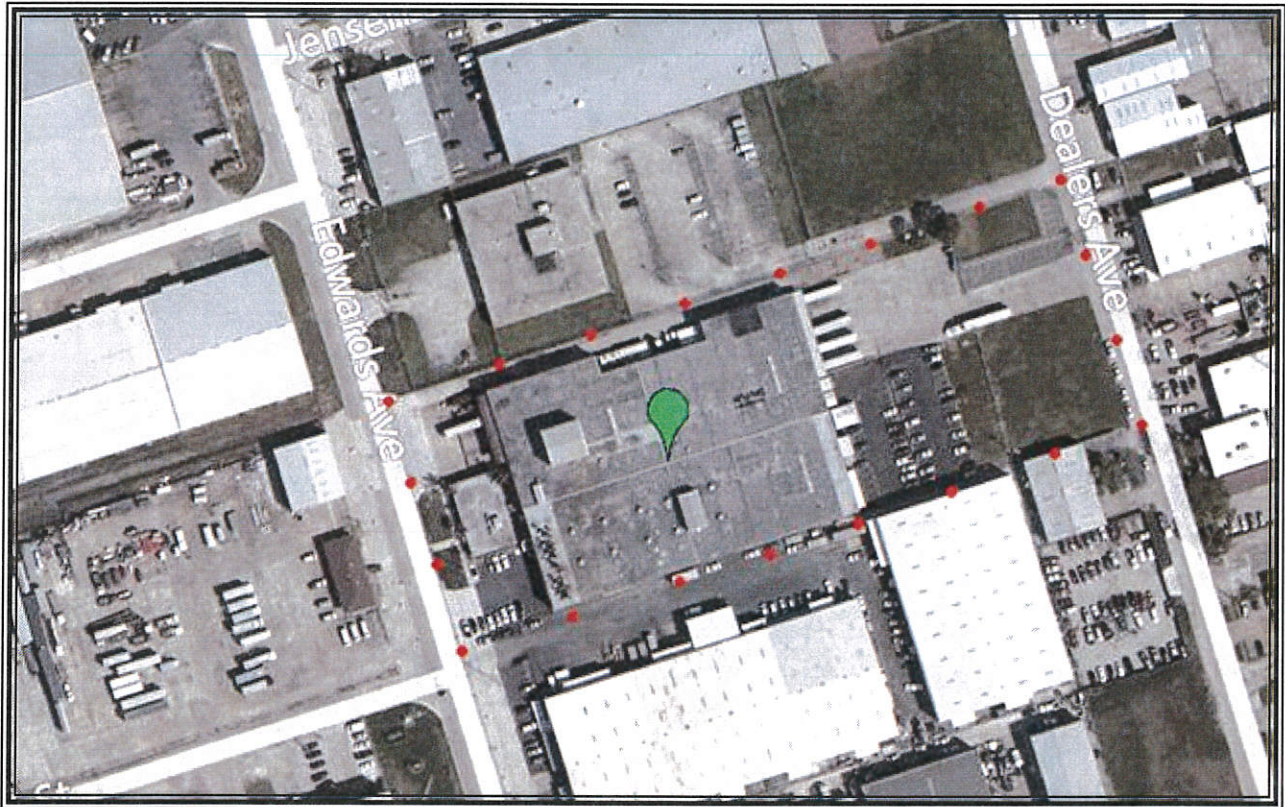


FOR SALE > +/- 87,000 SF WAREHOUSE

SARA LEE FACILITY

1201 Edwards Ave., Jefferson, La. 70123

Former Sara Lee Facility



Facility consists of +/- 87,000 square feet of food processing and cold storage distribution space located on 3.6 acres. Originally built in 1969, the building has been well maintained. Located in the heart of the Elmwood Business Park. This property fronts on Edwards Ave. with secondary frontage in the rear on Dealers Row.

THE

INDUSTRIAL

GROUP, L.L.C.

THE INDUSTRIAL REAL ESTATE AUTHORITY

Randall Walker, SIOR
1504 L & A Rd. New Orleans, La. 70001
Licensed in the State of Louisiana &
Mississippi
504-832-8011



Sara Lee Facility

1201 Edwards Ave. Jefferson, La. 70123

Offered for:

\$3,100,000.00

Facility Information

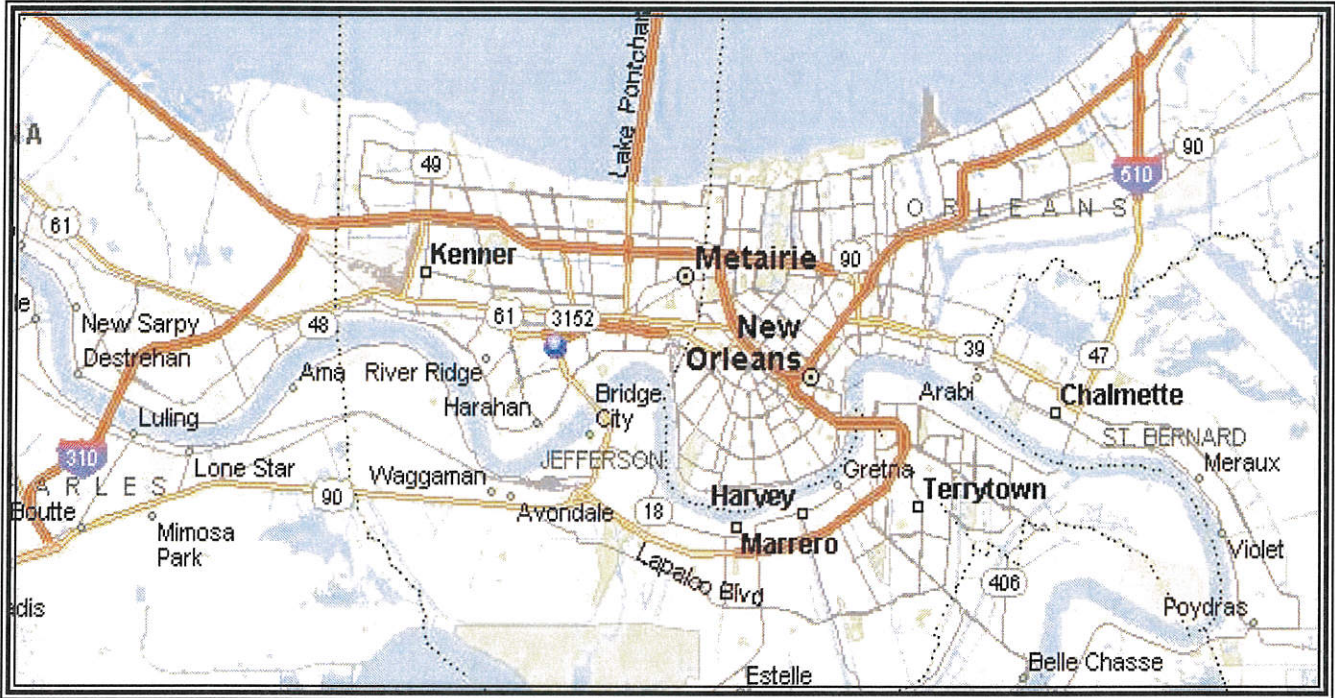
>	Total Size:	+/- 87,115	SF
>	Admin. Office:	4,000	SF
>	Warehouse Office, shop, mechanical & restrooms:	8,230	SF
>	Warehouse:	74,885	SF
>	Land	3.6	Acres
>	Year Built:	1969	
>	Condition:	Excellent	
>	Construction:	Steel & Concrete	
>	Zoning:	M-1 (Light Industrial)	
>	Eave Height:	24"	
>	Sprinklered:	Warehouse Only	
>	Loading:	4 Dock Height truck doors (front) 5 Dock Height truck doors (rear) 1 Ground level door (side)	



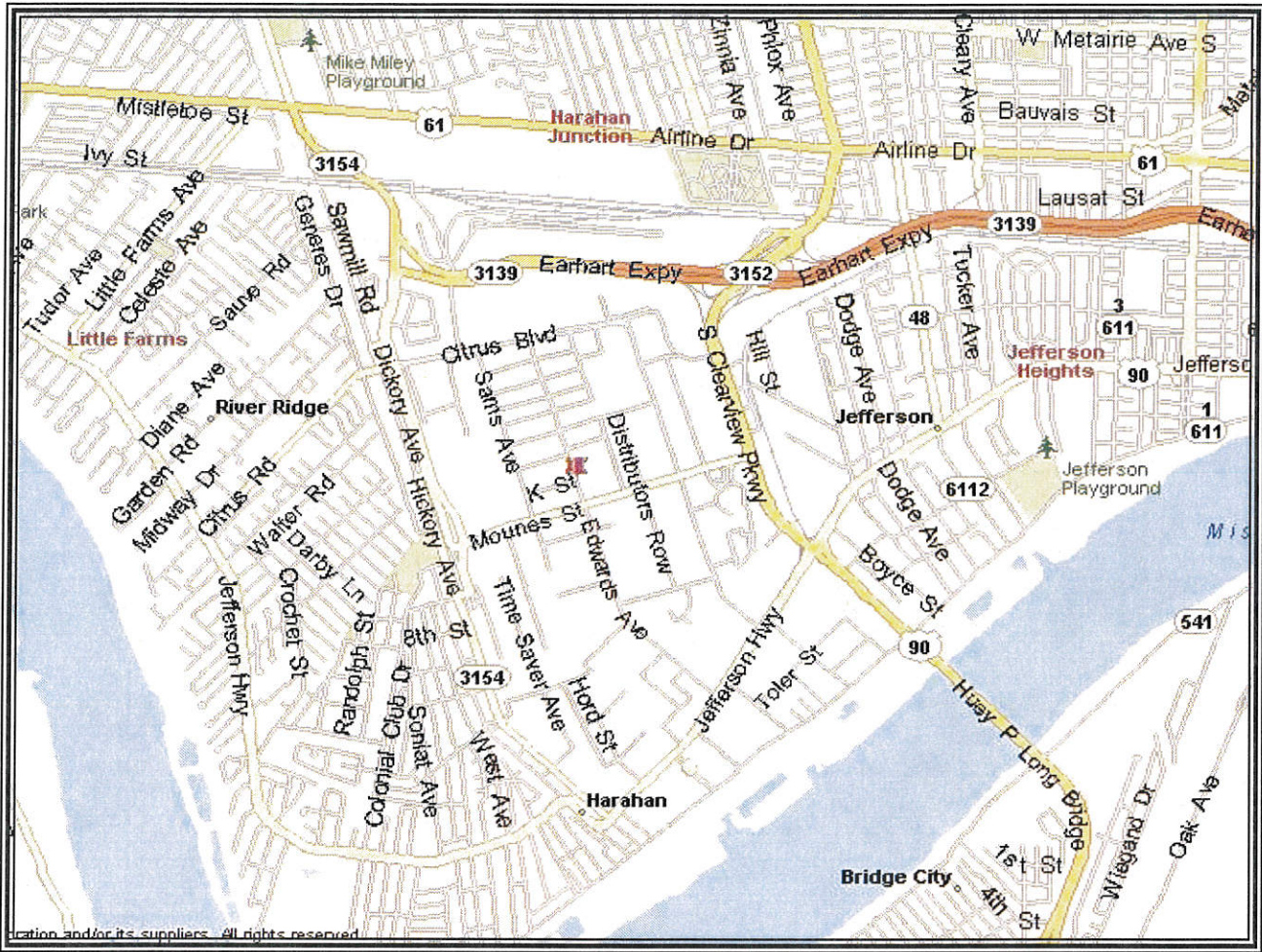
The Industrial Group LLC
1504 L & A Rd.
New Orleans, La. 70001
<http://igreal.com>

Sara Lee Facility

2020 19th Street NW, Paris, TX. 75460



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New Orleans, La. 70001
<http://igreal.com>



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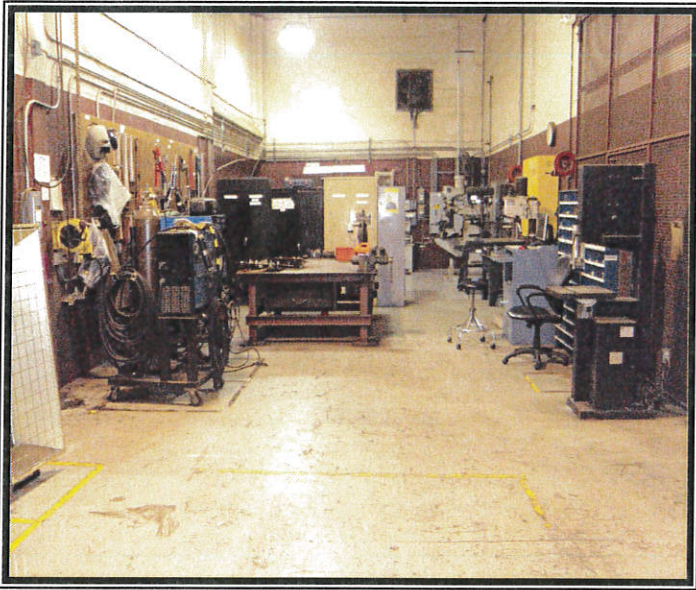


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Access to back of building

The Industrial Group LLC
1504 L & A Rd.
New Orleans, La. 70001
<http://igreal.com>

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