

For Sale - Office Warehouse Former Shrimp Processing Facility



Location: 4432 and 4434 Poche Court West, New Orleans, LA 70129

(Access from Old Gentilly Road across from NASA)

Asking Price: \$1,200,000

Total Buildings Size: 78,000 square feet

Total Land Size: 2.95 acres

4434 Building: 12,000sf two story office building, 6,000sf each floor

1st floor is finished office space

2nd floor is unfinished office space with a concrete deck

4432 Building: 65,000sf beam supported office warehouse building

1st floor is 45,000sf with approx. 5,600sf of finished office space 2nd floor is 20,000sf of unfinished office space with a concrete deck

Additional Info: » 2 truck wells, 3 phase electric, sprinkler system

» Warehouse is fully air conditioned

» Zoning BIP (Business Industrial Park District) https://czo.nola.gov/article-16/#16-1-D

» Small compacted yard on side of 4434 Building

» Asking price includes a \$100,000 filtration system

» Equipment available for an additional \$325,000



Listing Agent: Jon Cerruti (504) 366-6800

June 2019

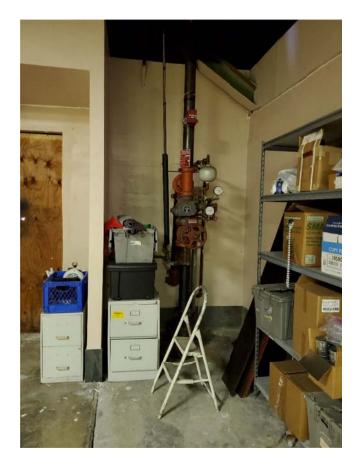
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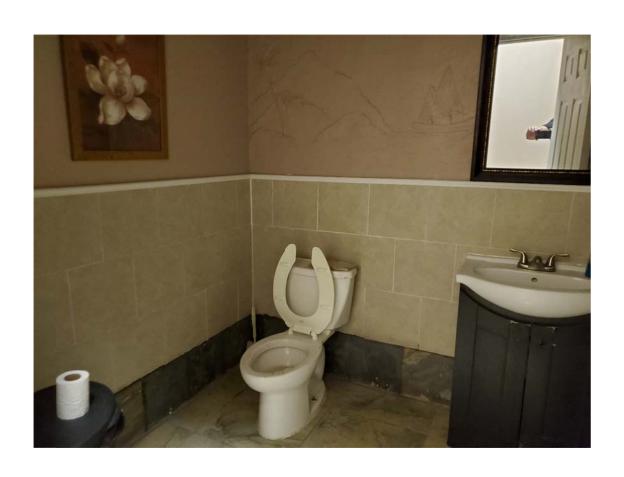
4432 Poche Court Building















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