



AVAILABLE



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

**JACK STUMPF
& ASSOCIATES, INC.**

COMMERCIAL REAL ESTATE SERVICES

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4432 Poche Court Building









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