



1040 & 1042 MAGAZINE STREET

EXCEPTIONAL DEVELOPMENT  
OPPORTUNITY

THE  
**MCENERY**  
COMPANY

810 UNION STREET, NEW ORLEANS, LA 70112  
504-274-2701 | [MCENERYCO.COM](http://MCENERYCO.COM)



# OFFERING OVERVIEW

- 1040-42 Magazine Street is a large three-story ~24,516 SF historic masonry warehouse and an adjacent 24+ space ~7,685 SF parking lot in the heart of the Warehouse District that has been home to Purveyor of Fine Wines wholesale wine distributors since 1988.
- The building was constructed in the first quarter of the 20th Century as the Jose Escalante & Co. Cigar Factory and features large steel industrial windows, generous ceiling heights (10-18'), and original floors throughout.
- The building is climate controlled and fully sprinklered with recent capital improvements including a new 3 year old energy efficient membrane roofing system and fully updated HVAC and electrical systems.
- The building is located in a Qualified Opportunity Zone, the Upper Central Business District National Register Historic District, and the Downtown Development District Cultural District, making it eligible for both State and Federal Historic Tax Credits, as well as Opportunity Zone Tax Treatment.
- The CBD-3 Cultural Arts District use permissions include Hotel, Multi-Family, Live Entertainment - Secondary Use, Reception Facility, Commercial Short Term Rental, and Standard Restaurant, among others.

**List price: \$6,750,000**



GORDON MCLEOD

D: 504.274.2711

C: 504.717.3648

EMAIL: GORDON@MCENERYCO.COM



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# 1040 & 1042 MAGAZINE STREET



POEYFARRE  
CONTRACT PARKING  
GREEN ACRES TRADING  
2303 UNION ST. NEW ORLEANS  
504-488-0344

CONTRACT PARKING  
(504) 396-3100  
POEYFARRE, LLC

THE  
**MCENERY**  
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# 1040 & 1042 MAGAZINE STREET (1945)



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# 1040 & 1042 MAGAZINE STREET



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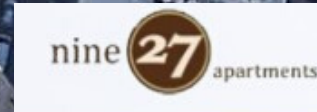


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Cotton Mill



Woodward Lofts

Constance Lofts

THE  
**MCENERY**  
COMPANY

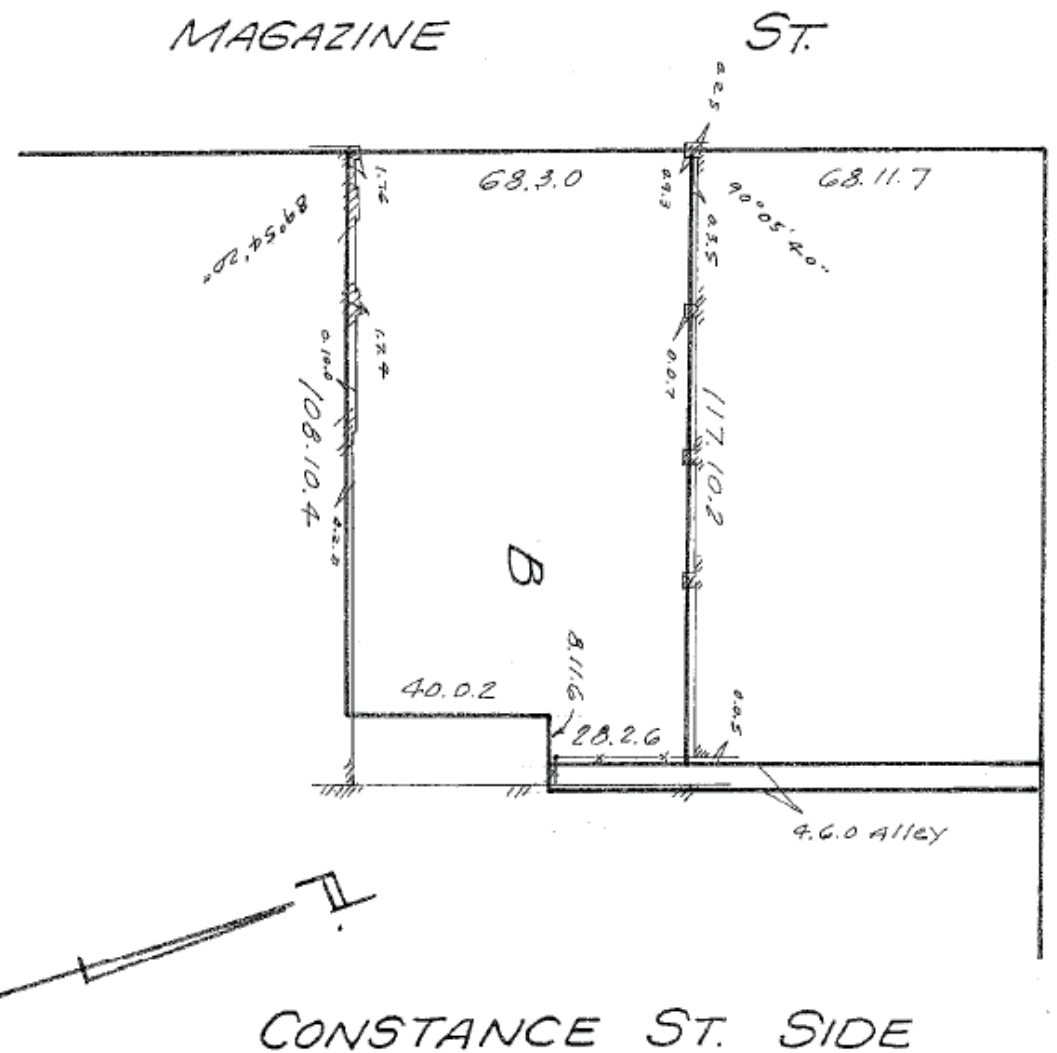
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Sq. No. 137  
FIRST DISTRICT

NEW ORLEANS, LA.  
ORLEANS PARISH

POEYFARRE ST.



CALLIOPE ST. SIDE

Note:  
Improvements may not be to scale for clarity.  
The dimensions shown prevail over scale.

THE SERVICES SHOWN ON THIS PLAT ARE LIMITED TO THOSE FURNISHED TO US. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVICES ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING DATA FOR THIS SURVEY.

THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP INDICATES THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN FA ZONE

Date: June 13, 2005

Scale: 1" = 30'

This plat represents an actual ground survey made by me or under my direct supervision and control and meets the requirements for the Minimum Standards for Property Boundary Surveys as found in Louisiana Administrative Code TITLE 46:IX, Chapter 25 for a Class "C" survey.  
Made at the request of Keith Bourgeois

Gilbert, Kelly & Coulurie, Inc., Surveying & Engineering  
2121 N. Causeway Blvd., Metairie LA 70001 (504) 836-2121

48395



## POINTS OF INTEREST MAP

- |                         |                        |                          |                   |
|-------------------------|------------------------|--------------------------|-------------------|
| 1 NATIONAL WW II MUSEUM | 4 SMOOTHIE KING CENTER | 7 INTERSTATE 10 ACCESS   | 10 JULIA ROW      |
| 2 FRENCH QUARTER        | 5 LAFAYETTE SQUARE     | 8 HANCOCK WHITNEY CENTER | 11 425 NOTRE DAME |
| 3 SUPER DOME            | 6 MISSISSIPPI RIVER    | 9 SOUTH MARKET DISTRICT  | 12 RIVER WAK      |

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