

2585 Front Street Slidell, Louisiana

For
SALE or LEASE



For Further Information
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Two (2) Warehouses

Properties may be sold or leased independent of one another

60,873 sf warehouse



26,871 sf warehouse



Property Overview

Overview:

The offering consists of two independent warehouse facilities measuring 60,873 square feet (“Building One”) and 26,871 sf (“Building Two”) located on an approximately six (6) acre site of land with a municipal address of 2585 Front Street, Slidell, LA. The entire property is available for sale or lease.

Price/Rate”

- The sale price is \$6,415,000 for the two (2) buildings and the six (6) acre site. If sold separately the prices will be \$4,450,450 for “Building One” and \$1,964,550 for “Building Two”.
- The lease rate is \$5.25 per square foot per annum (\$460,650/year NNN) for the two (2) buildings, or \$319,580/year NNN for “Building One” and \$141,070/year NNN for “Building Two”).
- An additional +/-5.3 acre site of vacant land is adjacent to the offering site and can be made available if desired (no posted price at present).

Description:

Building One has ten roll-up double wide metal doors with an eave height of 31’ and 43’ in the center. It was originally constructed in the 1930s, upgraded by Bernard Lumber Company in the 1960s, and significantly upgraded throughout the occupancy of Textron (20 years). The owner replaced the roof in 2001.

Building Two has eight roll-up metal doors with an eave height of 17’6” along the sides and 20’6” in the center. It was originally constructed in 1973 and underwent substantial upgrades by Textron in 2004/2005 (including the water and sewerage system to meet current codes at an expense of \$250,000).

The buildings are each protected by a fire alarm system.

The slab is over nine (9) inches thick in Building One.

Additionally, there is a 750 sf guard facility introducing the two buildings to employees and visitors.

The six (6) acre site is built-up with a concrete, stone, and brick foundation.

For the past twenty (20) years, the facility has been occupied by Textron Martine and Land Systems for painting and assembling military vehicles to support the war efforts in the Middle East. During its occupancy, Textron spent approximately \$2,500,000 upgrading the Buildings and the site.

Listing Details & Area Information

Listing Details:

Listing Name:	60,875 sf warehouse and 26,871 warehouse @ 2585 Front Street, Slidell, LA
Industrial Type:	Industrial grade facilities located on an approximately 6 acre, privately owned lot
Property Use Type:	Investment, Vacant, Owner/User
Land Area:	+/- 6 acres
Tenancy:	Single tenant or multi-tenant
Sale Term:	Cash to Seller
Percent Occupied:	0%
Owner Financing:	Available for up to fifty percent (50%) of the purchase price

Area & Location:

Market Type:	Medium/Urban
Property Location:	West side of Front Street; North side of Cleveland Street
Road Type:	Paved
Transportation:	Highway
Highway Access:	I-12 to Highway 11 South Exit
Rail Access:	Tracks run in front of site parallel to Front Street
Airport:	Slidell Municipal Airport, North I-12
Site Description:	Stand alone industrial
Area Description:	Urban

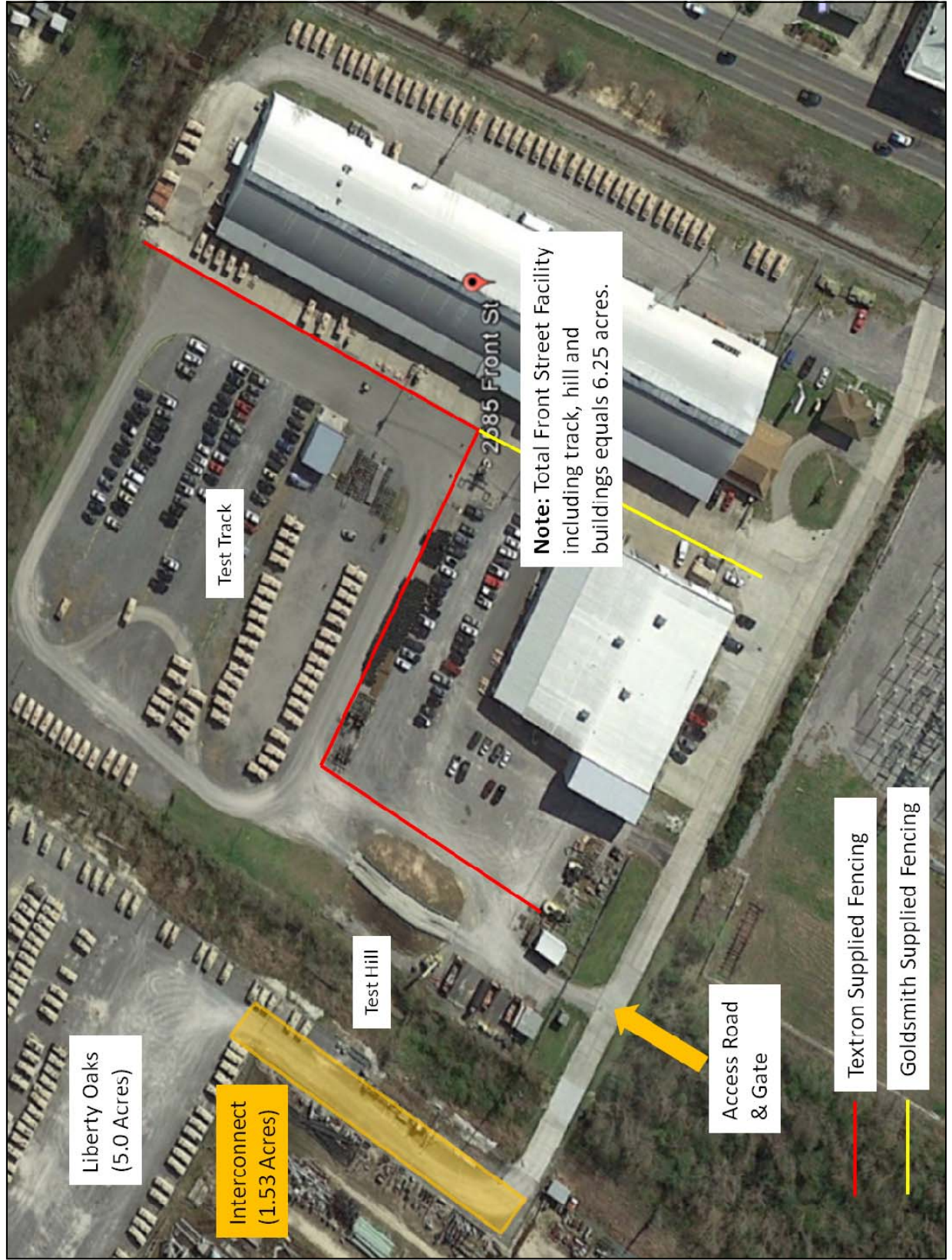
Building Details

Number of Buildings:	Two (2)
Number of Stories:	Warehouses—One (1) Building One Offices—Two (2)
Office Space:	Building One 6,288 sf (1st and 2nd floors) Building Two 2,100 sf (1st floor)
Property Condition:	Excellent
Year Built:	Building One: 1930s; Building Two: 1973
Year Renovated:	Multiple
Roof Type:	Building One—Coved Building Two—Slanted Flat
Construction/Siding:	Corrugated metal
Exterior Description:	Metal
Parking Ratio:	Surface/rock
Parking Description:	Front and rear paved and rock
Total Parking Spaces:	Over three hundred (300+)
Loading Doors:	Building One—Ten (10) Building Two—Eight (8)

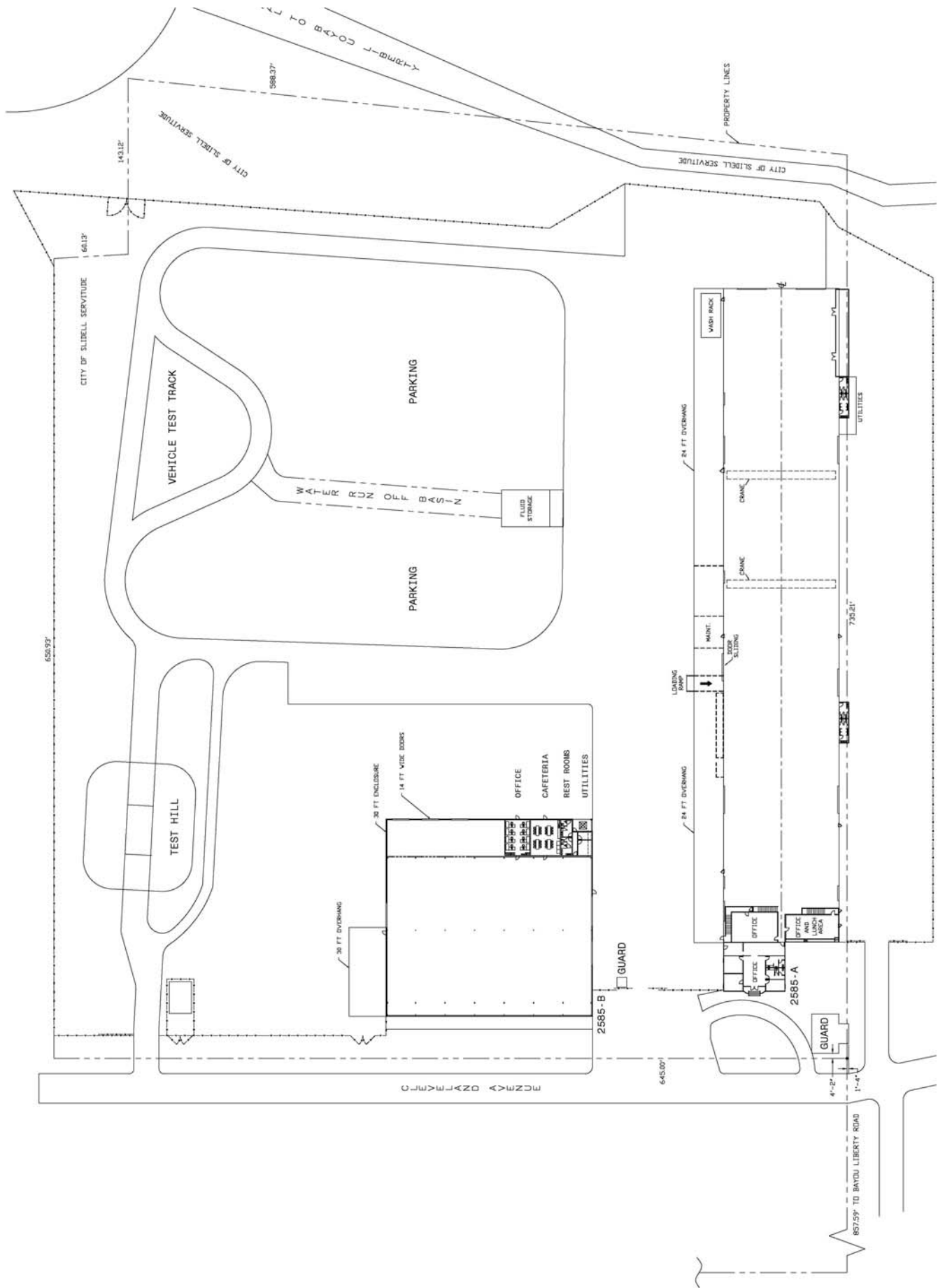
Land Related:

Lot Frontage:	735' (along Front Street)
Lot Depth:	645' (along Cleveland Avenue)
Topography:	Level/flat
Address:	2585 Front Street Slidell, LA 70458
Parish:	St. Tammany
MSA:	New Orleans

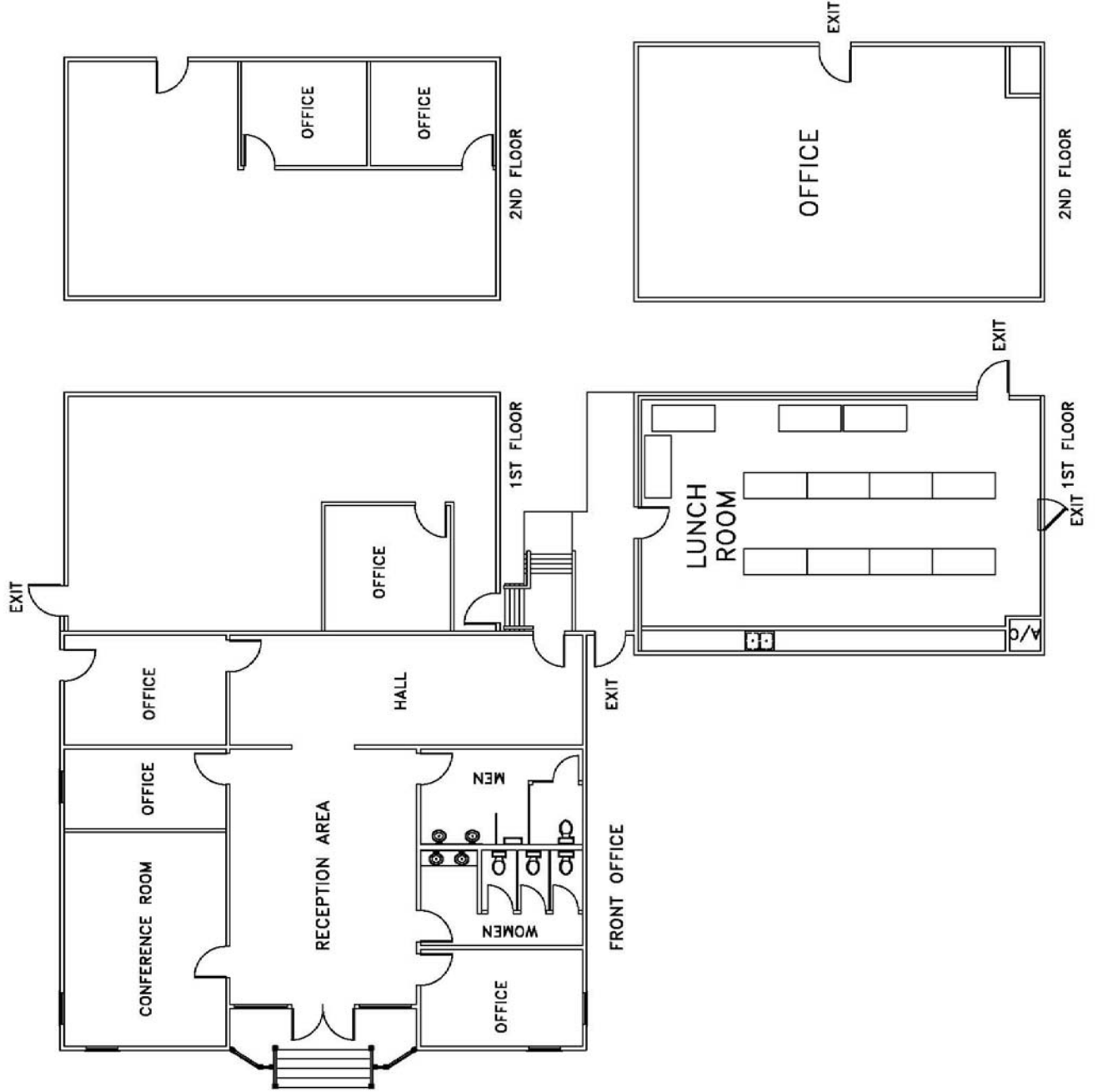
Aerial of Site



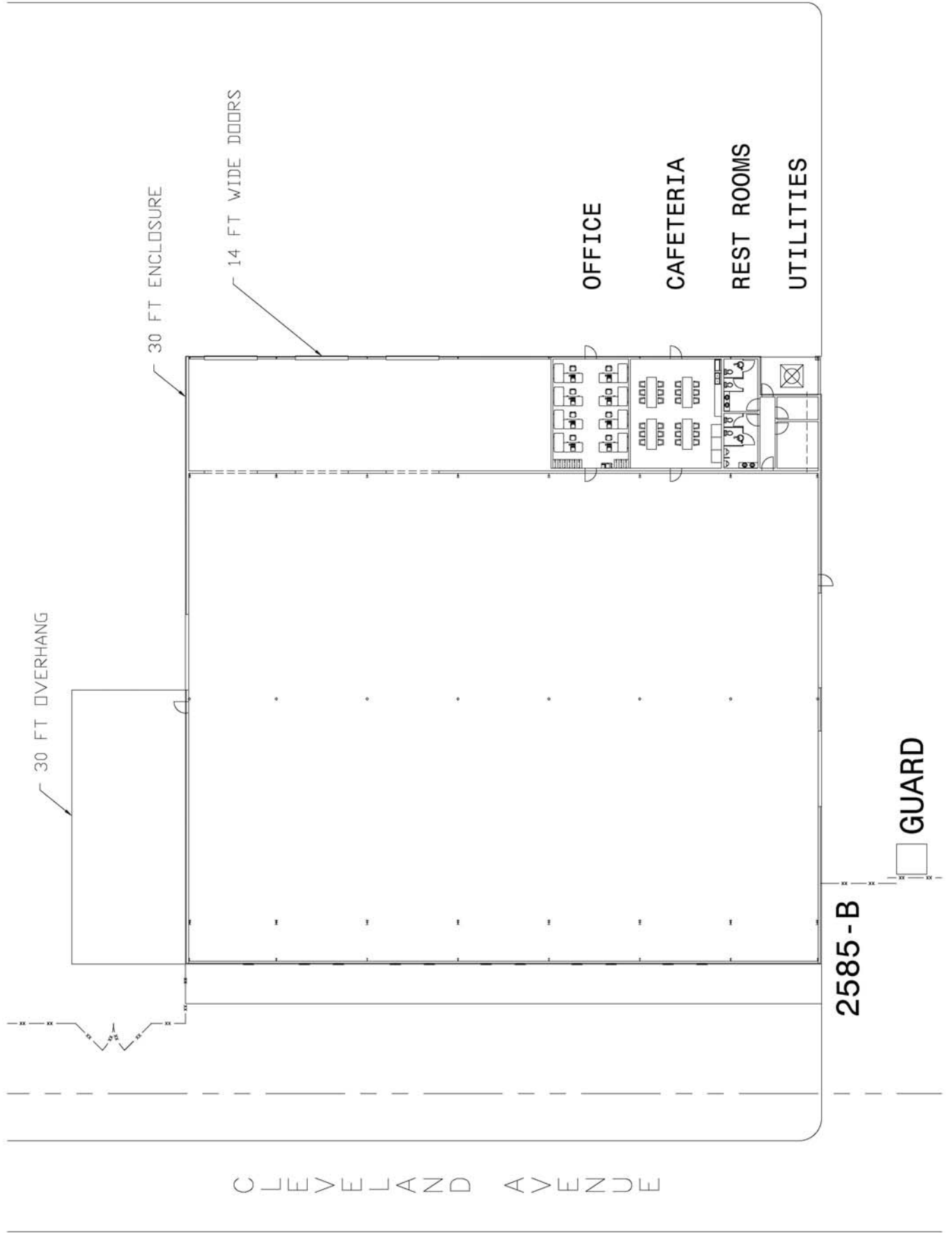
Site Plan



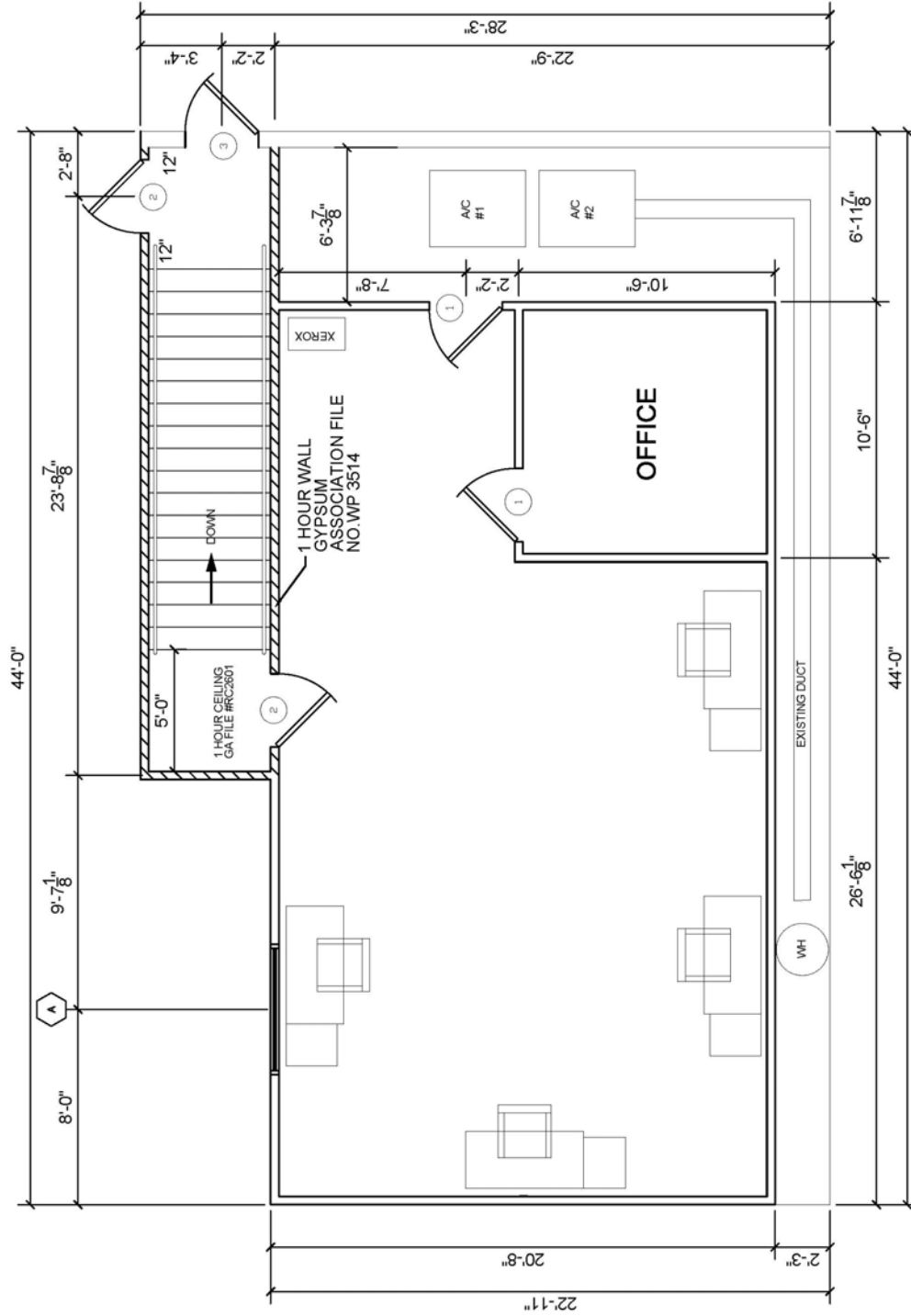
Floor Plan—Office Layout Area



Floor Plan—Front Street Window Facility

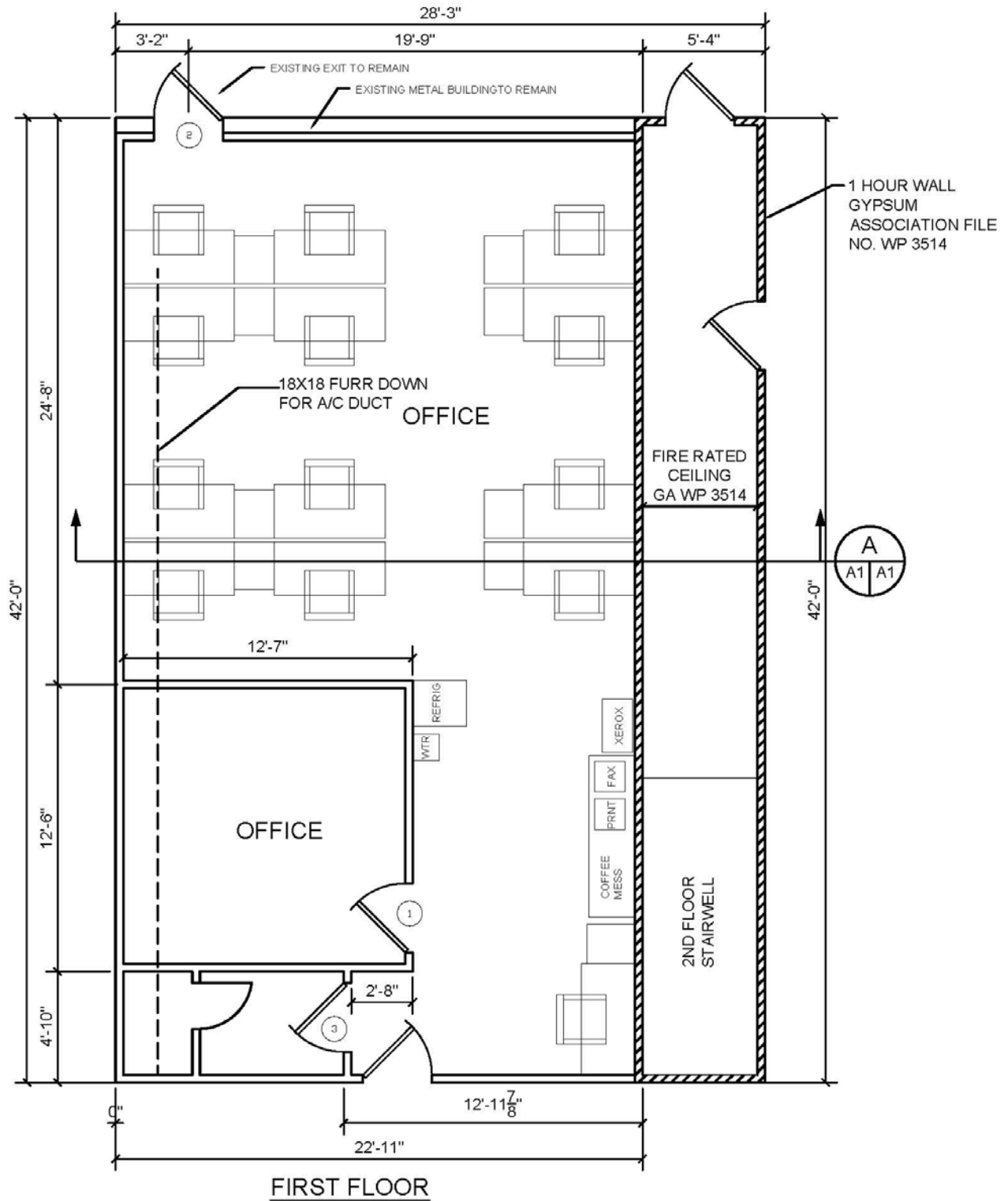


Floor Plan—New Floor Plan

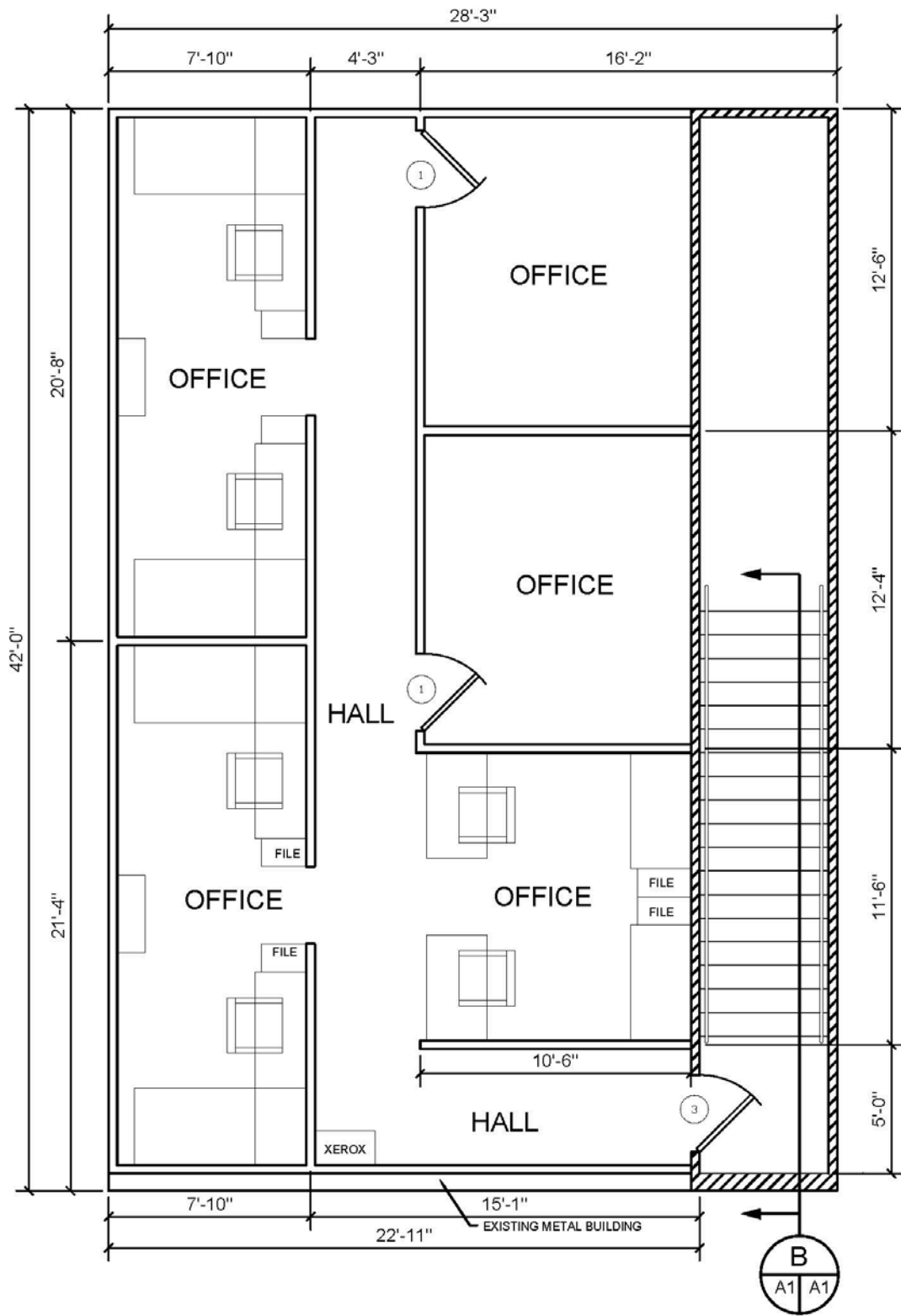


FLOOR PLAN
SCALE: 1/4"=1'-0"

Floor Plan—Office Floor One

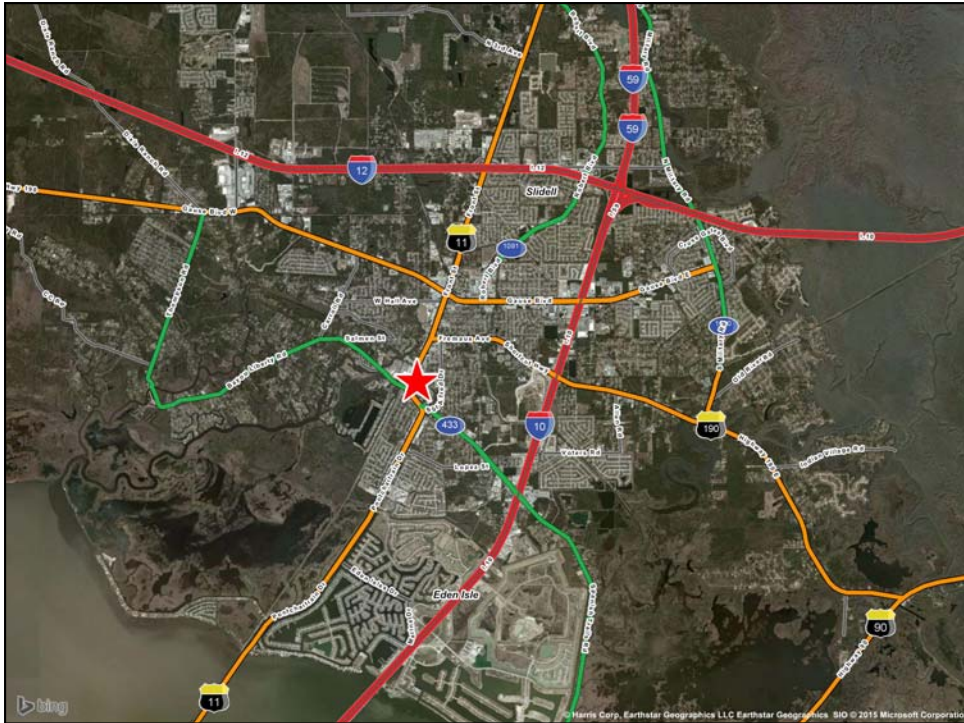


Floor Plan—Office Floor Two

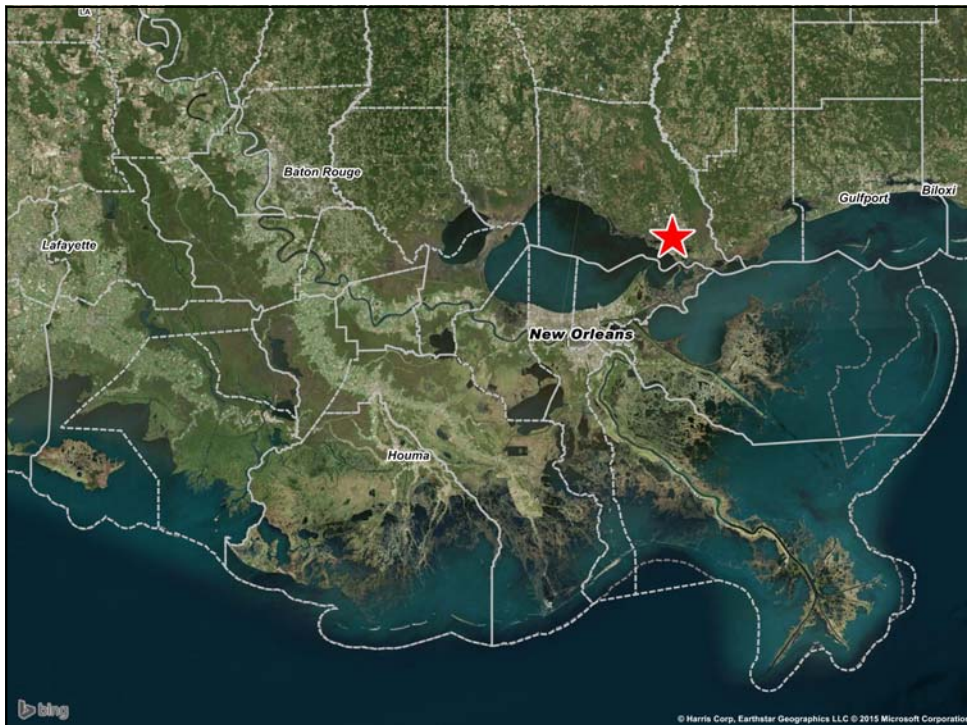


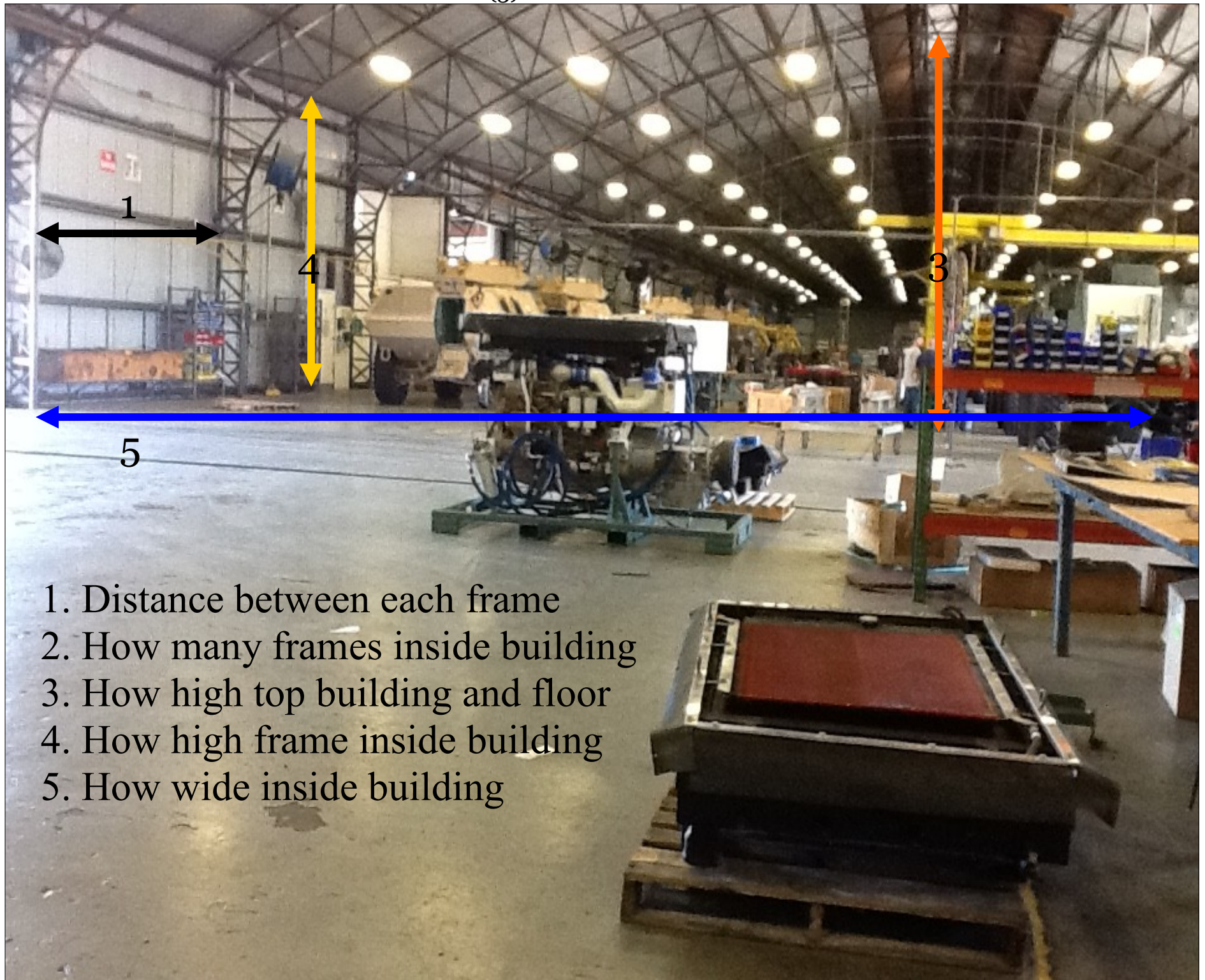
SECOND FLOOR

Showing location in Slidell



Showing location in Southern Louisiana

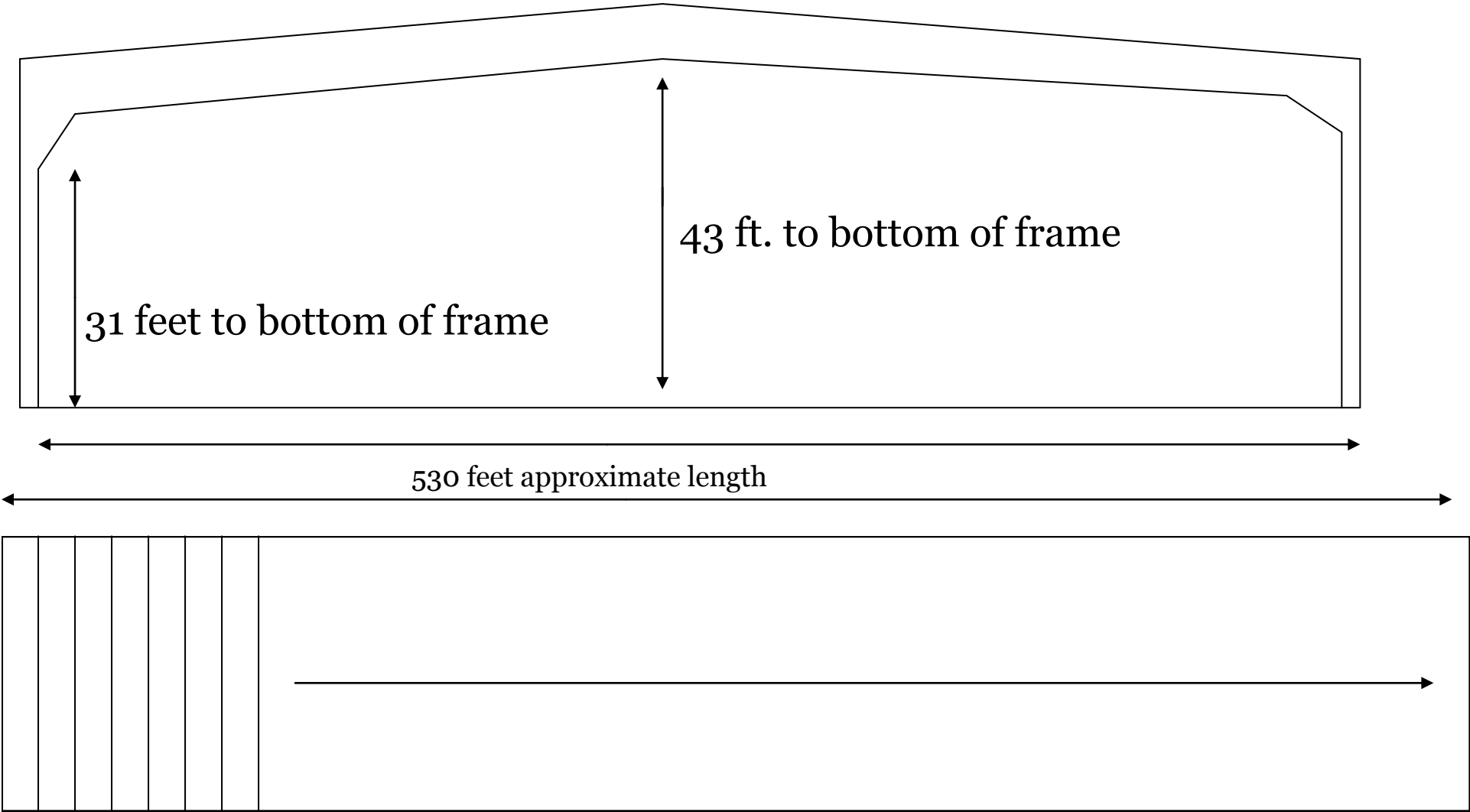




1. Distance between each frame
2. How many frames inside building
3. How high top building and floor
4. How high frame inside building
5. How wide inside building

Building # 1 -- 60,873 SF

How high frame to floor and how long each frame



31 feet to bottom of frame

43 ft. to bottom of frame

530 feet approximate length

1 2 3 4

Distance between frames and how many frames
23' - 7" 23 frames

BLDG "1" 60,873 SF WAREHOUSE

1. Distance between frames -----23'7"
2. How many frames----- 21 if you count the two ends of the building 23
3. How high top bld. to floor----- 43'
4. How high bottom of frame to floor----- 31'
5. How wide inside Building "1" :
 - (A) from frame to frame ---- 94'--- the frames are 2' wide at the floor level
 - (B) from wall to wall ----- 98'