



MANUFACTURING BUILDING FOR SALE OR LEASE

1100 INDUSTRY ROAD, KENNER, LA



LAND AREA

267,883.9 +/- sq. ft. (6.15+/- acres)
H-1, (Kenner Heavy Industrial)

BUILDING AREA

51,000+/- sq. ft. with 5,700+/- sq. ft. of office areas
Detached modular office building 3,200+/- sq. ft.
Total improved area: 54,200 +/- sq. ft.

SALE PRICE

\$6,000,000 (\$110.70 PSF)

LEASE RATE

\$10.00 psf, net of expense (2022 expenses \$1.96 psf)

ADDITIONAL

Located in the Airport Industrial Park in Jefferson Parish, a Louisiana Enterprise Zone,, this facility is 100% air conditioned manufacturing space with high end finishes in the office area with 7.5' ceilings. Heavy amperage, 3-phase electrical service and triple redundancy on the HVAC compressors. Eave height range: 15'2"-18'5", with sprinklers and compressed air throughout; all utilities to the building. The building has both Dock-high and grade level loading.

GENERATOR

The entire facility has a supplemental stand-by power system that powers the building at 30% of the generators capacity.

Max J. Derbes, Inc.
REALTORS ■

CONTACT
BERT DUVIC, CCIM, SIOR

OFFICE 504.733.4555
bertd@maxderbes.com

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5440 Mounes Street, Ste 100
New Orleans, LA 70123





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PROPERTY ATTRIBUTES



ATTRIBUTES:

- High efficiency lighting
- Heavy Amperage, 3 phase electrical service
- Supplemental power system, can be purchased /leased separately
- Liebert air handlers with Carrier chilling elements
- Fiber-optic lines into the building
- Easy access to I-10 & I-55 via US Hwy. 51
- Heavy Industrial Zoning
- Two (2) roll-up doors on grade
- Six (6) roll-up doors, dock high via truck well with dock levelers
- Additional 1.75 Ac. of shovel ready developable land on site
- Original 20,000 sf was built in 2000 for a fiber-optic switch operation
- 31,000 sf addition was made I 2005
- Less than a mile to public transit

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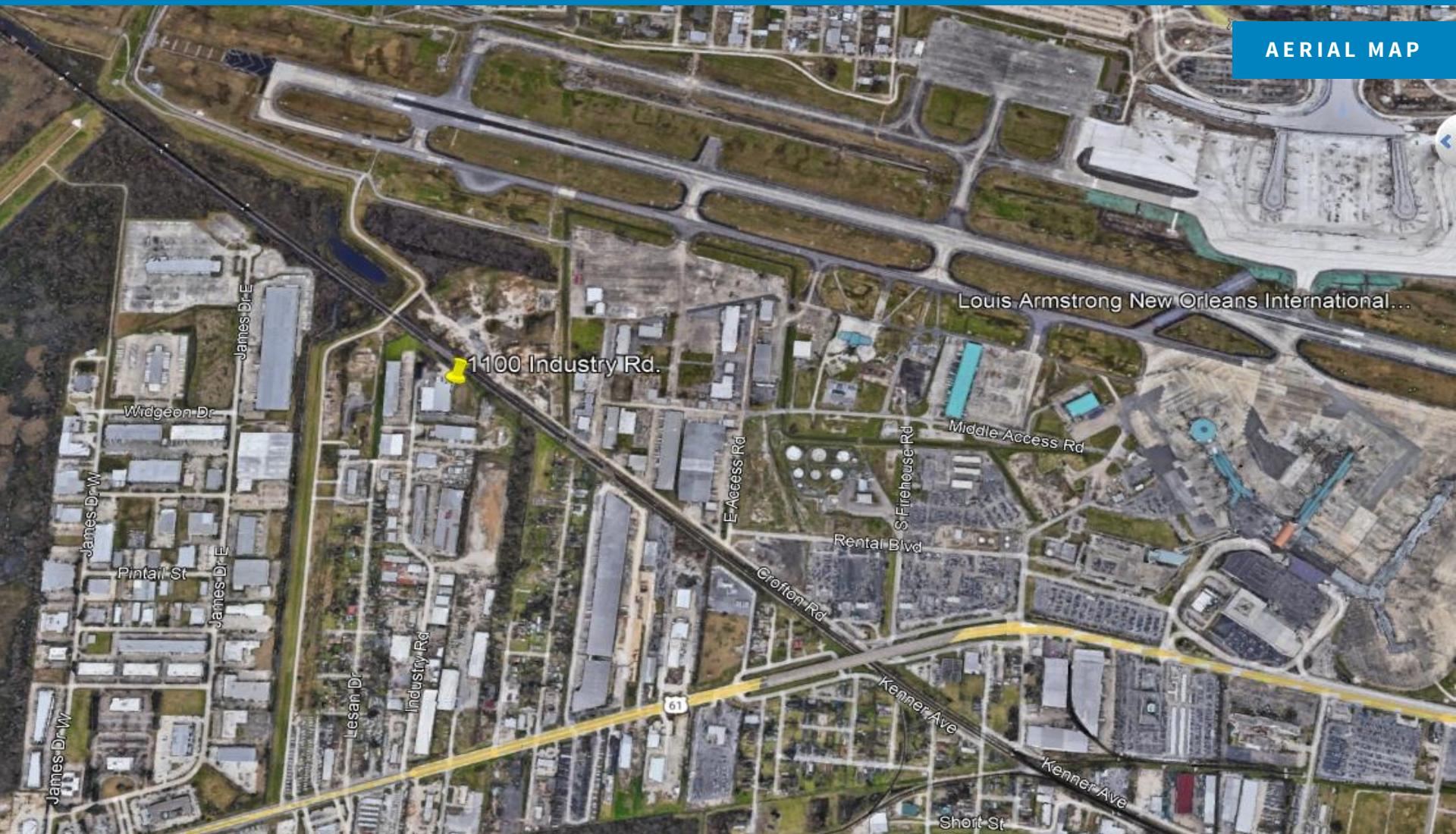




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AERIAL MAP



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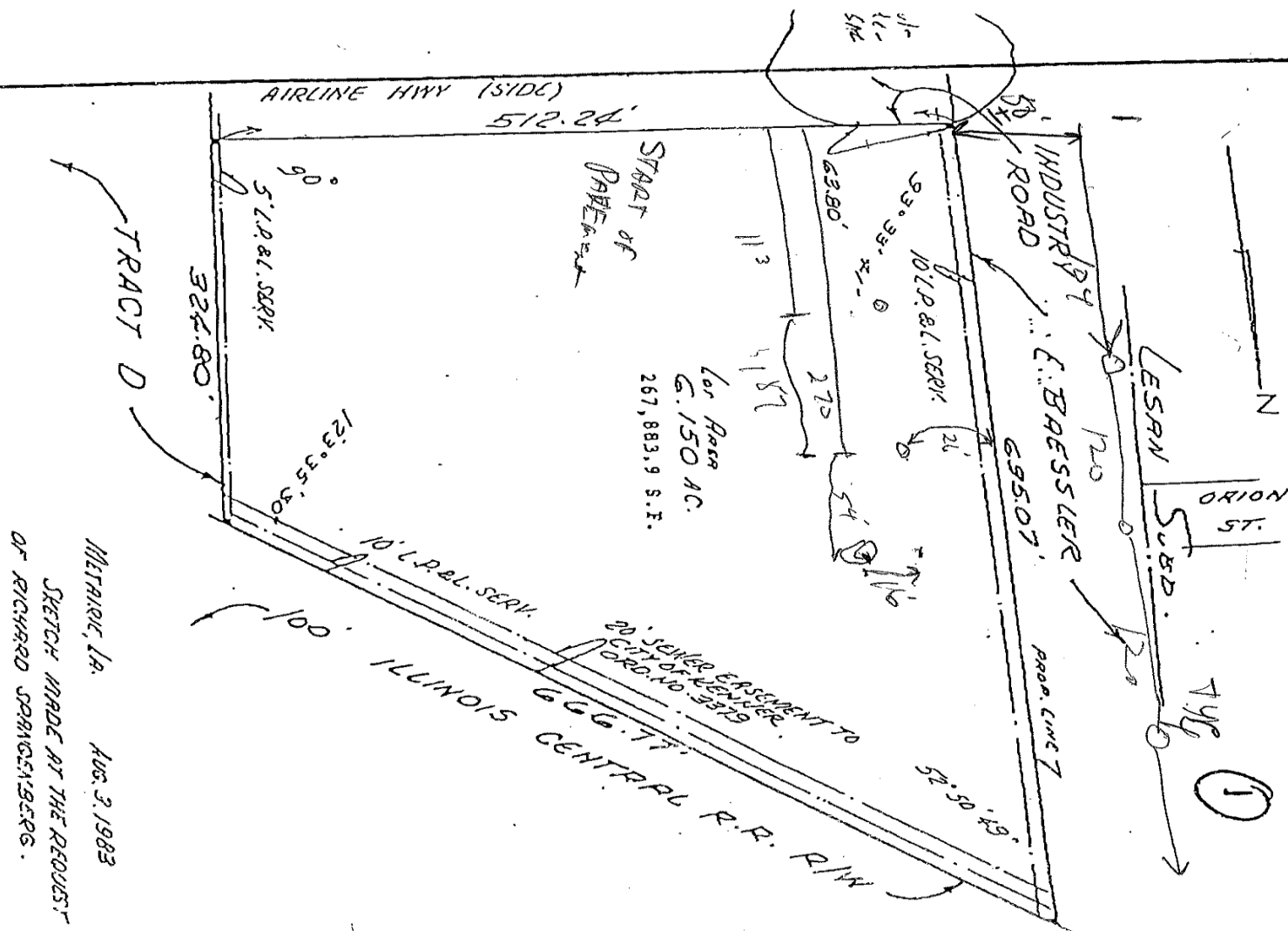
EXHIBIT A

9/107

AIRPORT INDUSTRIAL PARK-

(PORTION OF OAKLAND PLANTATION & HANSEN PLACE)

JEFFERSON PARISH, LA.



Metairie, La.

Aug. 3, 1983

SKETCH MADE AT THE REQUEST
OF RICHARD SPAINBARGER.

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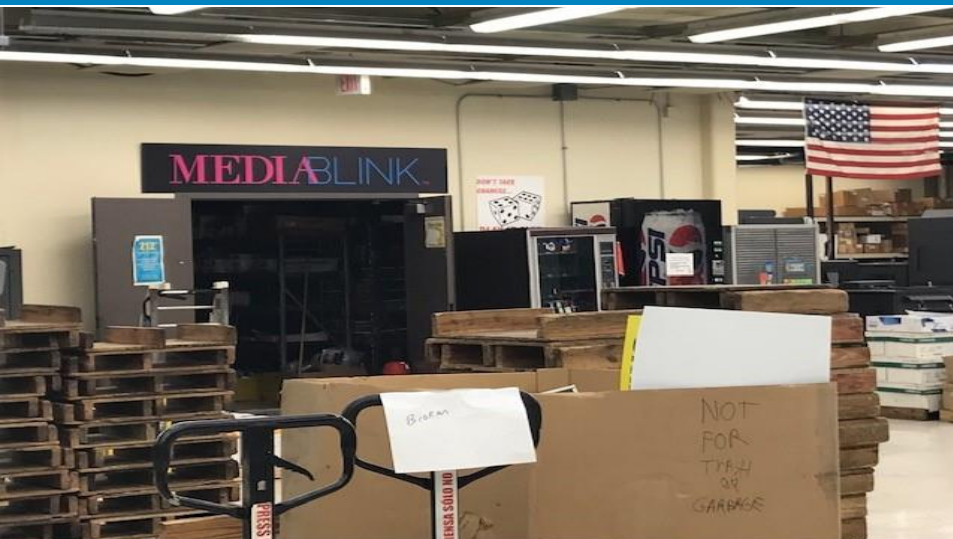
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