



FORMER DRILL PIPE THREADING STORAGE FACILITY W/LAND FOR SALE

OPPORTUNITY ZONE ---- 201 KLEIN STREET | WESTWEGO, LA



LEGAL DESCRIPTION

Improved Portion: (approx. 12.50 acres +/-) Lots C-4-A and C-4-B1 (formerly a portion of arpent Lots 2&3 and portion of Ames Celotex Park Subdivision), in Sections 11 and 12, Township 13 South, Range 23 East, Southeast District of LA, Jefferson Parish, LA (City of Westwego)

Unimproved Portion: (approx. **46.41 acres**): Lots C-5, C-6 and C-7, Harang Plantation, Township 13 South, Range 23 East, City of Westwego, Jefferson Parish, LA

ZONING

Industrial, based upon online zoning map but subject to verification by City of Westwego

OPPORTUNITY ZONE

Subject, both improved and unimproved portions, are located within a Louisiana Opportunity Zone

PRICING

\$3,995,000

Max J. Derbes, Inc.
REALTORS ■

CONTACT
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Max J. Derbes, Inc.
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IMPROVEMENTS

Approximately 42,024 sq. ft. of building area comprised of seven metal buildings of various sizes as follows:

BLDG 100: 2,775 sq. ft. +/- warehouse (nearest River Road)

BLDG 200: 2,775 sq. ft. +/- warehouse (nearest River Road)

BLDG 300: 18,039 sq. ft. +/- warehouse/fabrication bldg. w/various jib cranes ranging from ¼ ton to 2 tons.

BLDG 400: 15,084 sq. ft. +/- main office/warehouse bldg. including approx. 3,784 sq. ft. office

BLDG 500: 1,250 sq. ft. warehouse next to bldg. 400

MISCELLANEOUS

Additional 875 sq. ft. warehouse adjoining open-aired and covered structure and an approx. 1,225 sq. ft. metal warehouse, open on front side

ADDITIONAL

Improved site is mostly paved and contains saddles for pipe storage; heavy electrical service to site; various eave/clear heights (16-20' eaves, approx. 17-19' clear heights). Batture property, opposite unimproved site, also available.

UNIMPROVED SITE

46.41 acres forming corner of Klein St. and River Road, mostly cleared with River Road frontage wooded. Approx. 2 acres fenced area for wellsite Lease (with tenant access from River Road)

LEASEHOLD INFORMATION

Sites to be sold subject to wellsite lease with Dominion Exploration & Production dated June 2003. Information on said Lease provided upon request.

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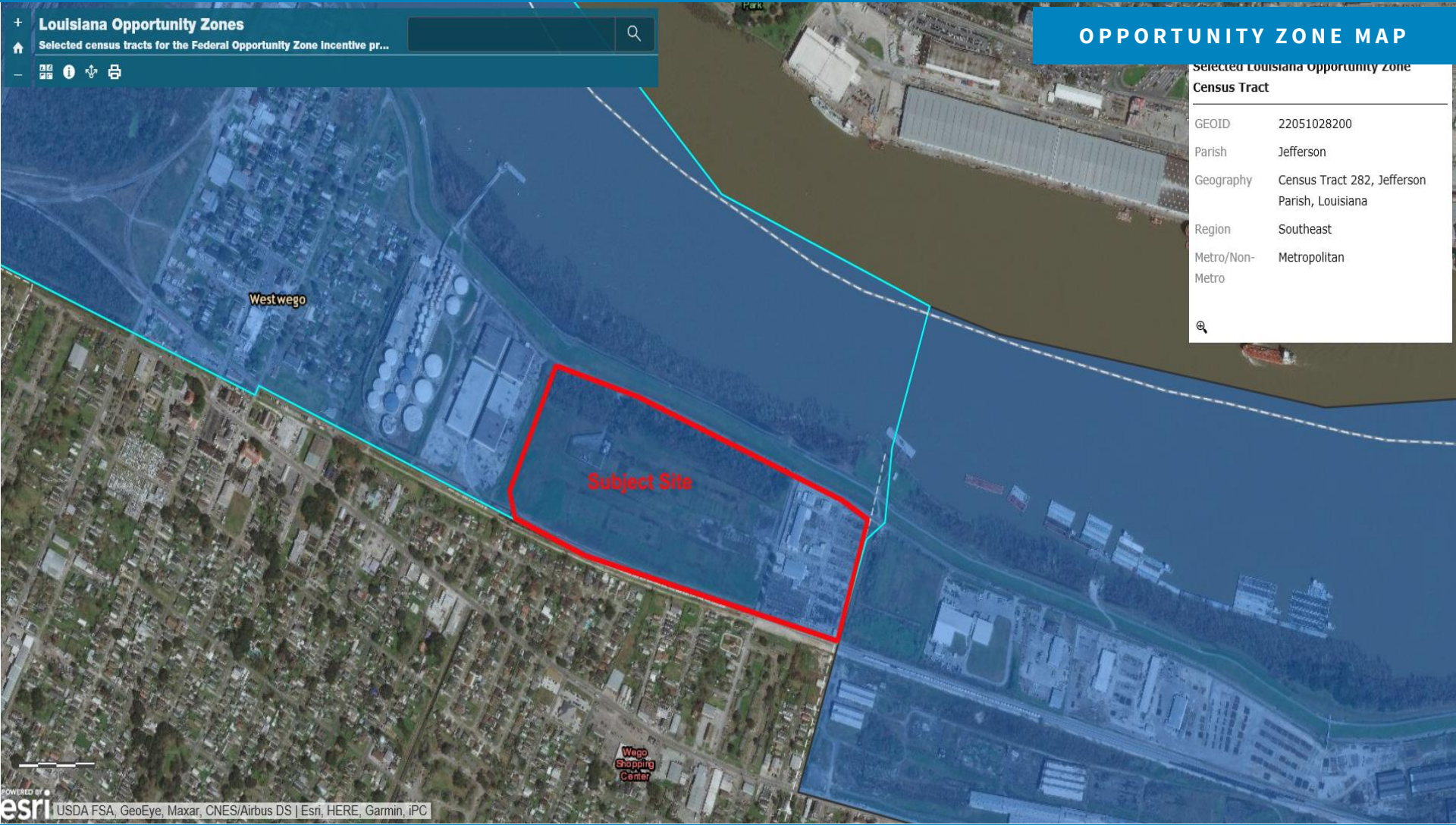
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