



ADDRESS:	2940 Royal Street New Orleans, LA 70117
BUILDING SIZE:	63,244 SF with 912 SF of office area
LOT SIZE:	87,092 square feet
RENTAL RATE:	\$4.75 per square foot, NNN The triple net charges are \$1.14 PSF.
ZONING:	HM-MU, Historic Marigny/Treme/Bywater Mixed-Use District
LOADING DOORS:	11 dock high doors 1 ramp door Five (5) Chartres St. dock doors: 14'(w) x 9'(h) Six (6) Royal St. dock doors: 10'(w) x 9'(h) One (1) Royal St. ramp door: 10'(w) x 13.5'(h)
CLEAR HEIGHTS:	17' clear and 25' peak
SPRINKLER SYSTEM:	Yes
COMMENTS:	This warehouse is located in the Bywater section of New Orleans. The landlord will commit to this rate for no longer than 24 months. THE OWNER WILL CONSIDER LEASING ALL OR PART, BUT A PARTIAL LEASE MUST BE SHORT-TERM.

FOR MORE INFORMATION CONTACT:

BOBBY TALBOT, CCIM

(504) 525-9763

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2940 ROYAL STREET

NEW ORLEANS, LA



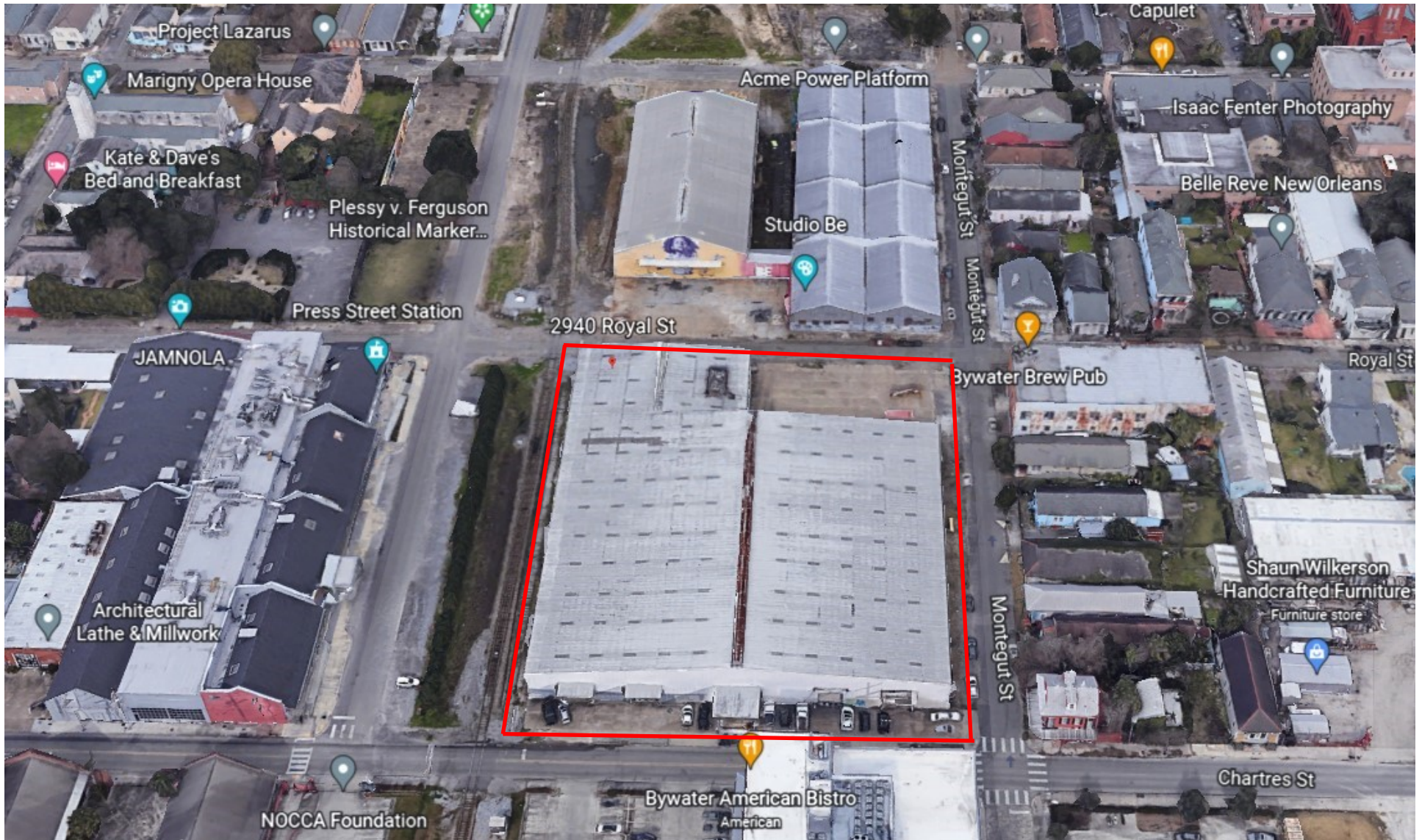
2940 ROYAL STREET

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2940 ROYAL
EXISTING CONDITIONS



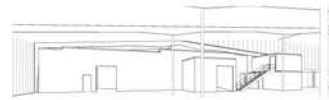
INTERIOR VIEW FROM NORTH



INTERIOR VIEW FROM SOUTHEAST



INTERIOR VIEW FROM EAST



INTERIOR VIEW FROM SOUTHWEST

EXISTING CONDITIONS DESCRIPTION

PROPERTY AREA: 87,092 SF
 CONCRETE PAVED PARKING AREA: 14,454 SF
 RAISED/COVERED EXTERIOR AREA: 718 SF

INTERIOR GROSS AREA: 63,400 SF
 INTERIOR USABLE AREA: 62,385 SF
 INTERIOR GROSS AREA ON MAIN LEVEL: 63,140 SF
 INTERIOR USABLE AREA ON MAIN LEVEL: **62,141 SF**

BUILDING HEIGHT (TOP OF RIDGE): 31' - 4"
 BUILDING HEIGHT (AVERAGE): 28' - 10 1/2"

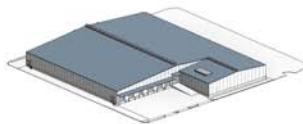
SINGLE-LEVEL, RAISED SLAB (+44") METAL BUILDING AS MANUFACTURED BY KIRBY BUILDING SYSTEMS INTERNATIONAL.

INCLUDES MAJORITY UNCONDITIONED WAREHOUSE STORAGE. ALSO INCLUDES DEFUNCT COLD STORAGE, AND DEFUNCT OFFICE SPACE.

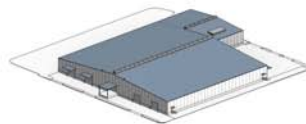
BUILDING IS OF NON-COMBUSTIBLE CONSTRUCTION, AND IS EQUIPPED WITH A FIRE SPRINKLER SYSTEM. FUNCTIONALITY IS NOT VERIFIED.

EXISTING CONDITIONS AREA SCHEDULE

USE	AREA
FROZEN STORAGE	3452 SF
REFRIGERATED STORAGE	2387 SF
REFRIGERATED STORAGE VESTIBULE	978 SF
FROZEN STORAGE VESTIBULE	296 SF
COLD STORAGE: 4	7115 SF
WAREHOUSE	54261 SF
GENERAL STORAGE: 1	54261 SF
RECEPTION OFFICE	277 SF
MANAGER	244 SF
OFFICE A	138 SF
OFFICE B	138 SF
OFFICE STORAGE	94 SF
RECEPTION	42 SF
TOILET A	41 SF
TOILET B	34 SF
OFFICE: 8	1008 SF
GRAND TOTAL: 13	62385 SF



VIEW FROM NORTHEAST



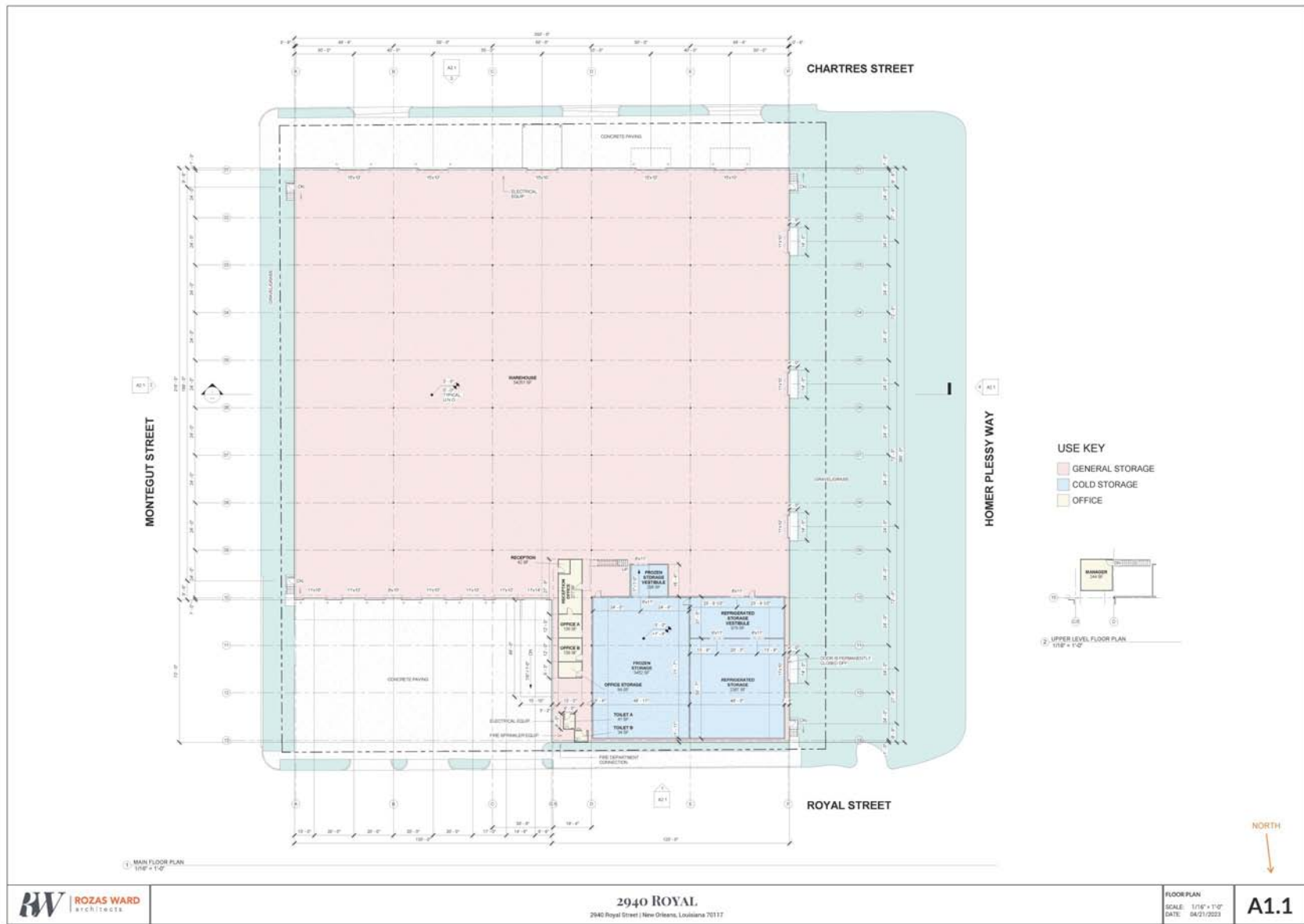
VIEW FROM SOUTHEAST

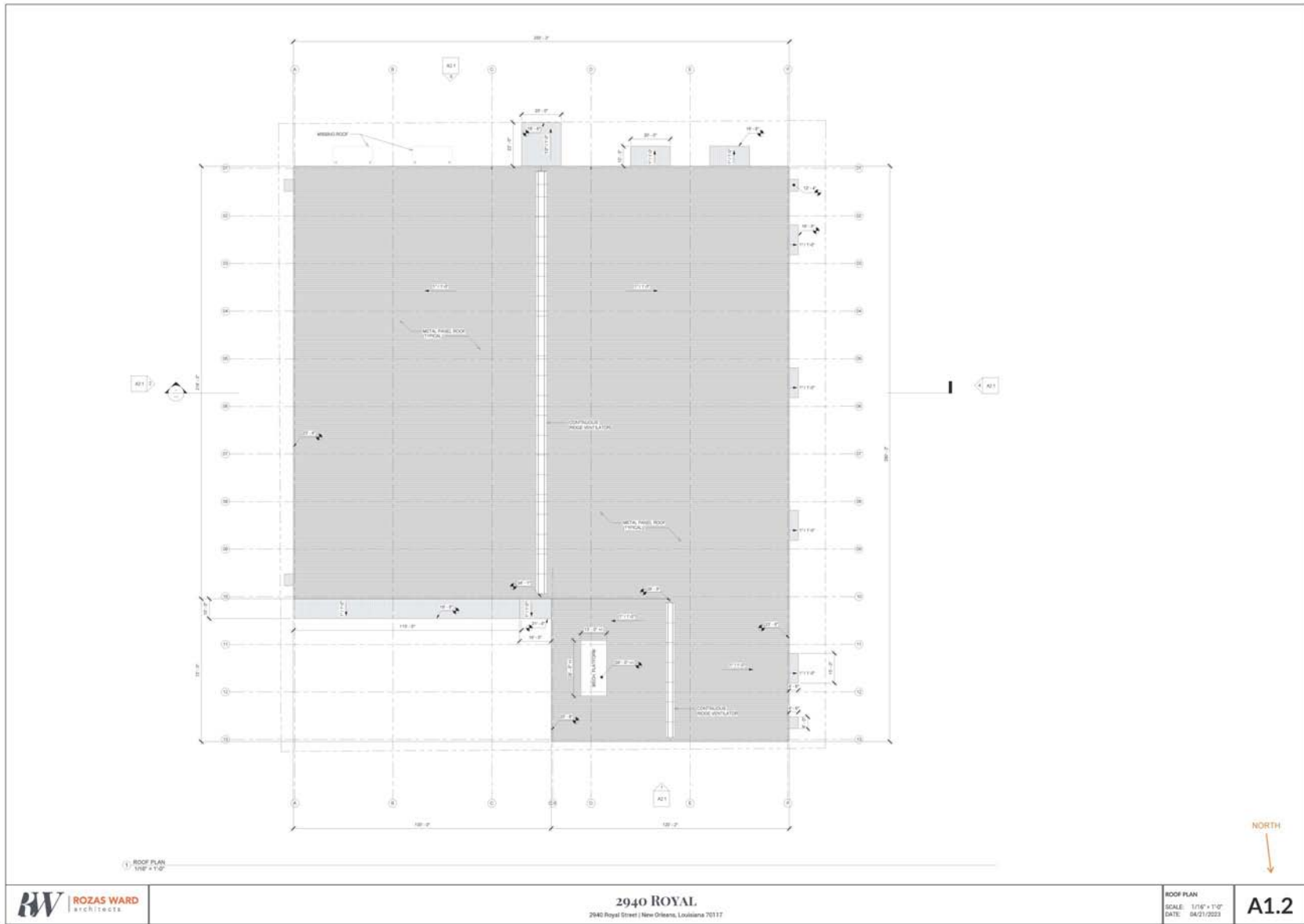


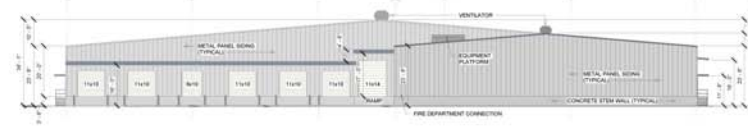
VIEW FROM SOUTHWEST



VIEW FROM NORTHWEST







1 NORTH ELEVATION (ROYAL STREET)
1/8" = 1'-0"



2 EAST ELEVATION (MONTEGUT STREET)
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"



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ELEVATIONS
SCALE: 1/8" = 1'-0"
DATE: 04/21/2023

A2.1

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