

Metairie Office/Warehouse For Sale

TALBOT
REALTY GROUP



Address: 3223 25th Street
Metairie, LA 70002

Price: \$1,000,000

Offering Summary: An exceptional opportunity to acquire an 11,175 square foot industrial flex building on a 12,960 square foot site, located at 3223 25th Street in Metairie, Louisiana. The property features a functional combination of warehouse space, customizable office areas, and significant mezzanine storage. Situated immediately adjacent to major thoroughfares, it offers unmatched logistical connectivity.

- Highlights:**
- Located in the 'Fat City' revitalization zone with over \$27M in recent public investment.
 - Extremely rare small-bay industrial opportunity in a market with <2% vacancy.
 - Strategic 'Main & Main' location seconds from Causeway Blvd and Veterans Blvd.
 - Versatile mix of warehouse (6,941 SF), office (2,446 SF), and mezzanine storage (4,500 SF).
 - Value-add potential with partially finished second floor and existing income.

Property Overview

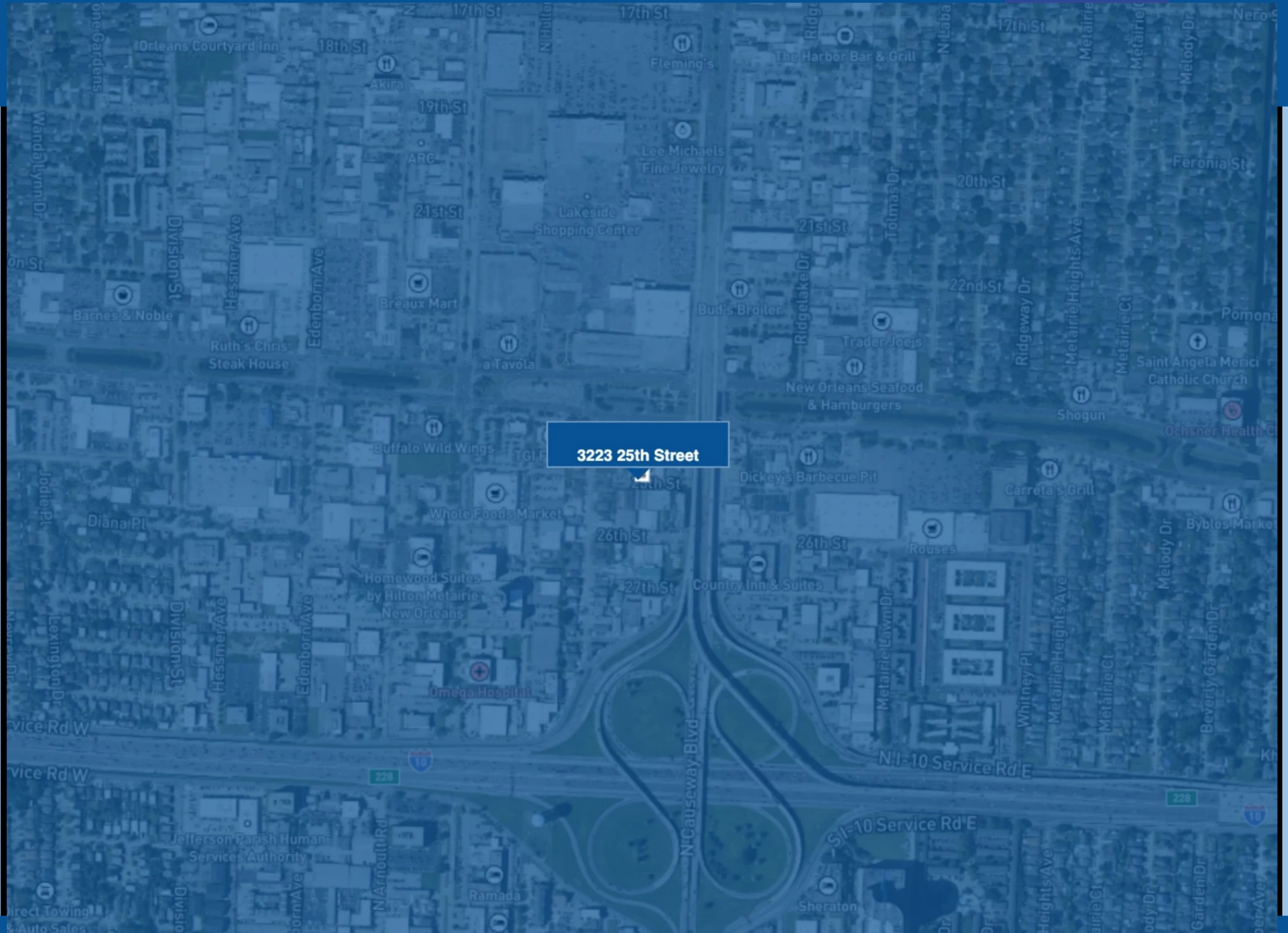
The building features varied functional spaces including a generous warehouse component for storage and operations, versatile office space ready for tailoring, and a second-story area with rental income potential (\$500/month current lease).

Square Footage Breakdown

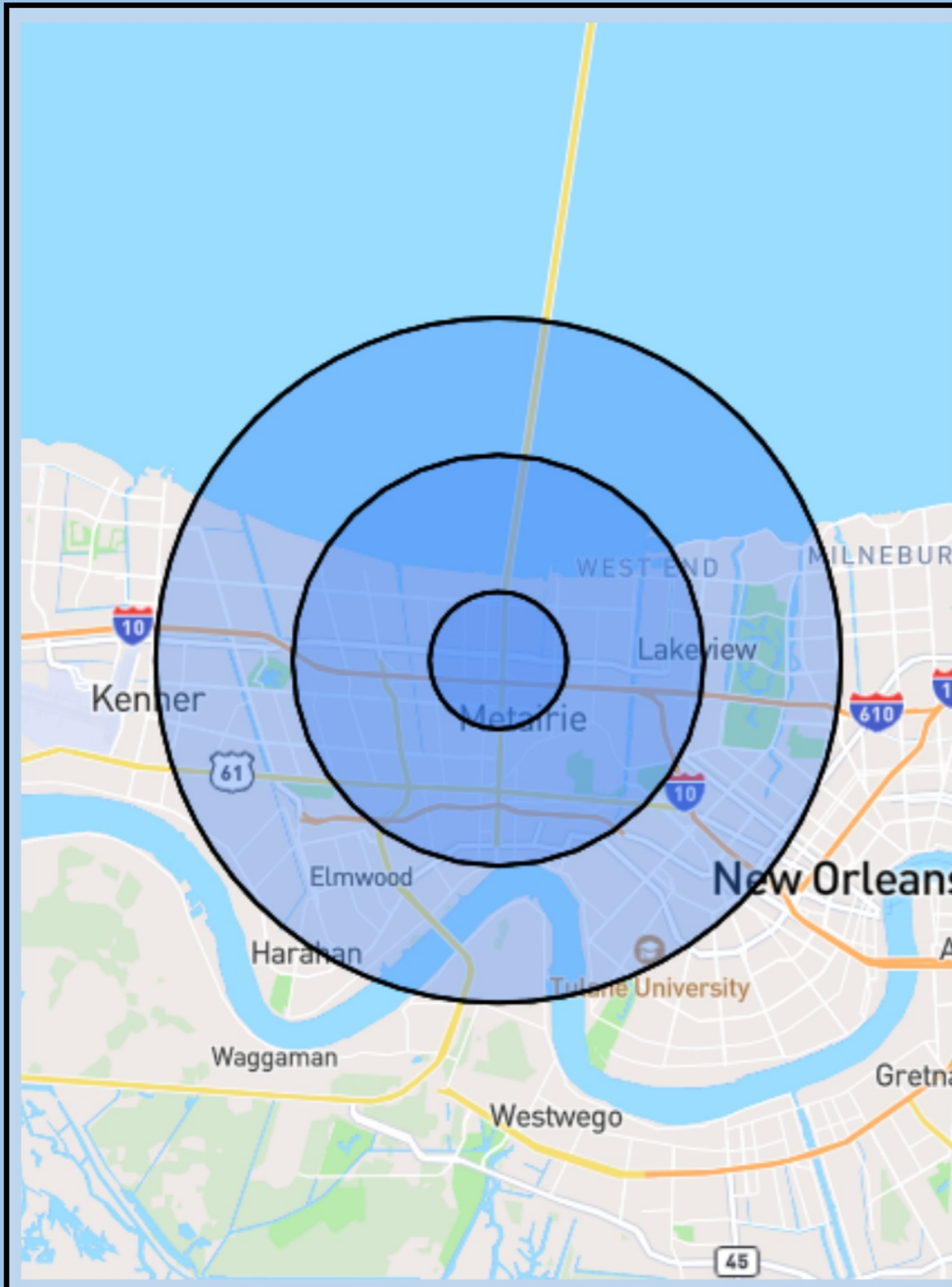
| Space Type | Size / Details |
|-----------------------------------|----------------|
| Total Building Area | 11,175 SF |
| Warehouse Space | 6,941 SF |
| Office Space | 2,446 SF |
| Mezzanine Storage | 4,500 SF |
| Second Floor (Partially Finished) | 1,988 SF |
| Site Size | 12,960 SF |
| Zoning | BC-2 |

Location & Connectivity





3223 25th Street



Demographic Analysis

3223 25th Street, Metairie, LA 70002

POPULATION

| | |
|----------------|---------|
| 1 MILE | 23,504 |
| 3 MILES | 121,257 |
| 5 MILES | 277,433 |

HOUSEHOLDS

| | |
|----------------|---------|
| 1 MILE | 11,182 |
| 3 MILES | 54,315 |
| 5 MILES | 117,740 |

MEDIAN HOUSEHOLD INCOME

| | |
|----------------|----------|
| 1 MILE | \$60,864 |
| 3 MILES | \$74,889 |
| 5 MILES | \$74,378 |

UNEMPLOYMENT RATE

| | |
|---------------|-------|
| 1 MILE | 4.19% |
|---------------|-------|


PROPERTY REFERENCE

3223 25th Street, Metairie, LA 70002

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