

# Metairie Office/Warehouse For Sale

TALBOT  
REALTY GROUP



**Address:** 3223 25th Street  
Metairie, LA 70002

**Price:** \$1,200,000

**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

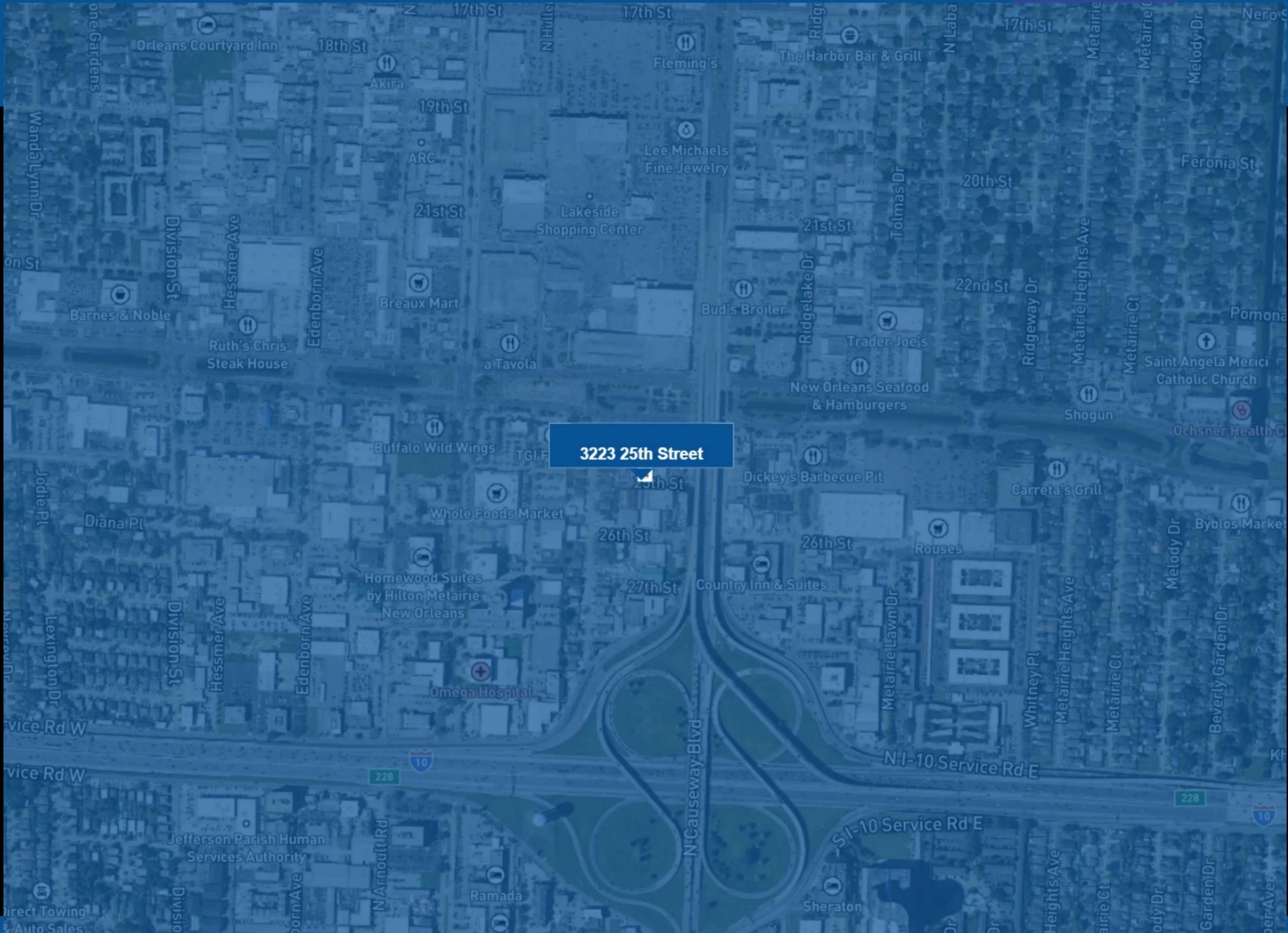
The building features varied functional spaces including a generous warehouse component for storage and operations, versatile office space ready for tailoring, and a second-story area with rental income potential (\$500/month current lease).

## Square Footage Breakdown

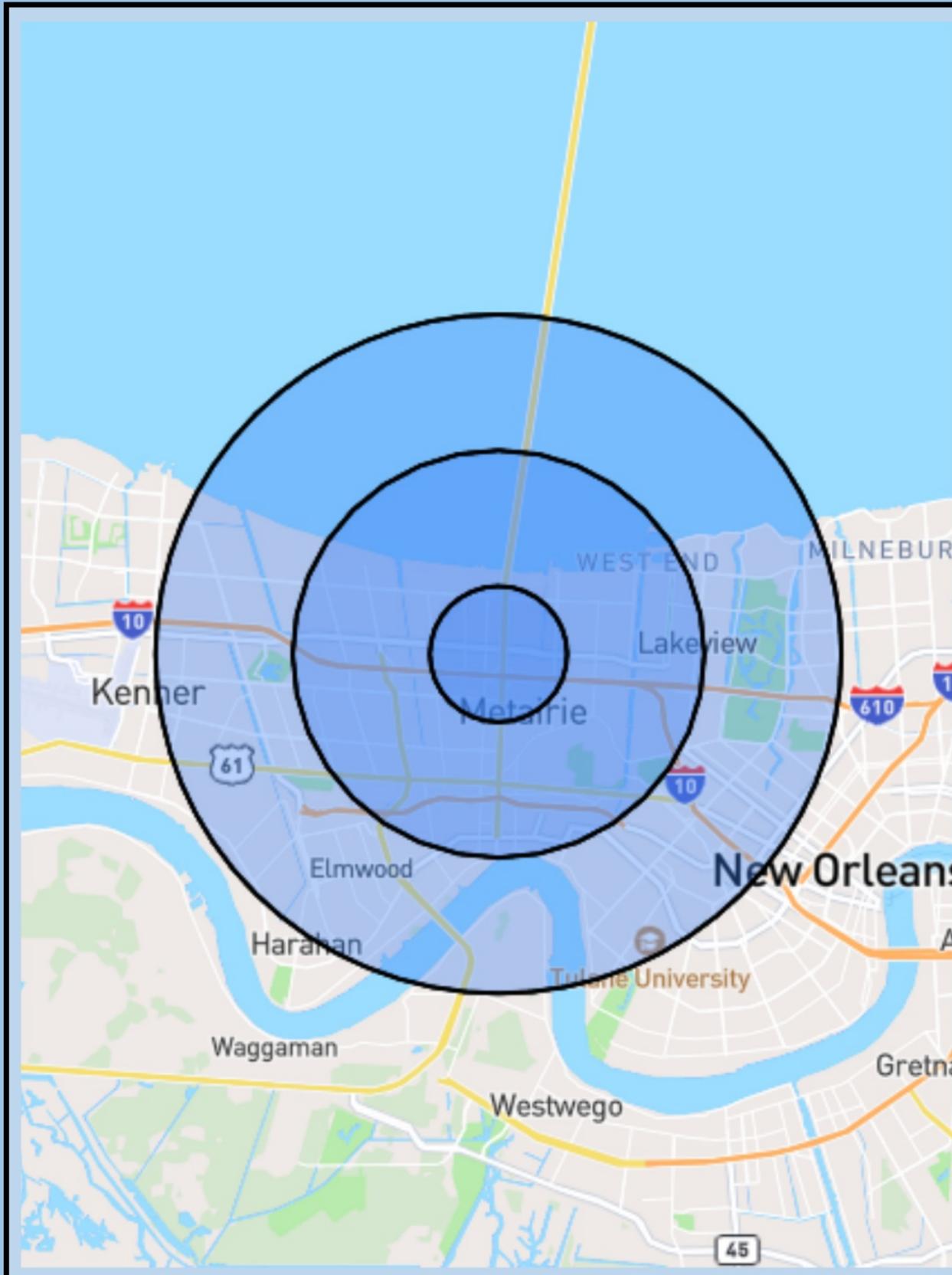
Space Type	Size / Details
Total Building Area	11,175 SF
Warehouse Space	6,941 SF
Office Space	2,446 SF
Mezzanine Storage	4,500 SF
Second Floor (Partially Finished)	1,988 SF
Site Size	12,960 SF
Zoning	BC-2

# Location & Connectivity





**3223 25th Street**



## Demographic Analysis

3223 25th Street, Metairie, LA 70002

### POPULATION

<b>1 MILE</b>	23,504
<b>3 MILES</b>	121,257
<b>5 MILES</b>	277,433

### HOUSEHOLDS

<b>1 MILE</b>	11,182
<b>3 MILES</b>	54,315
<b>5 MILES</b>	117,740

### MEDIAN HOUSEHOLD INCOME

<b>1 MILE</b>	\$60,864
<b>3 MILES</b>	\$74,889
<b>5 MILES</b>	\$74,378

### UNEMPLOYMENT RATE

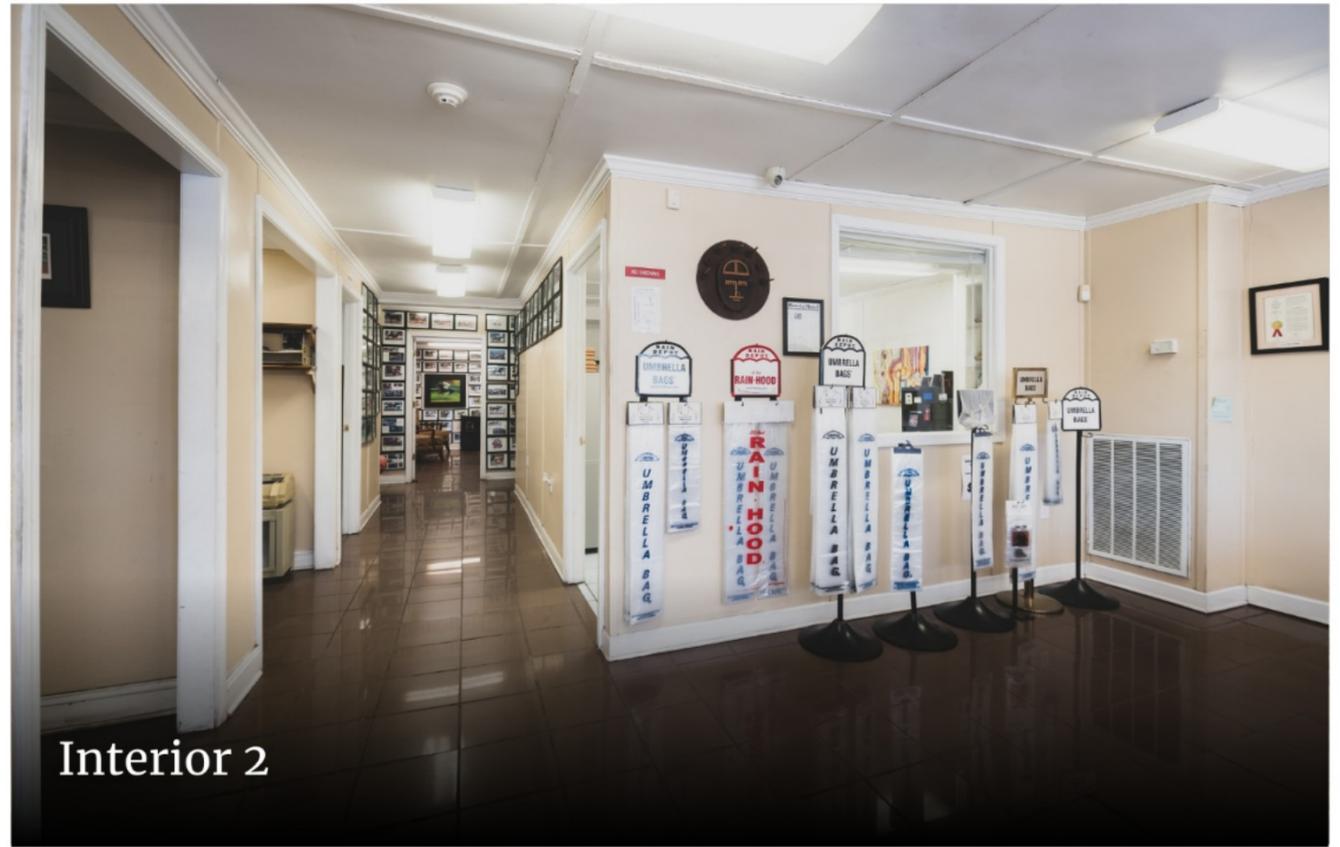
<b>1 MILE</b>	4.19%
---------------	-------

# METAIRIE OFFICE/WAREHOUSE

## PROPERTY PHOTOS



Interior 1



Interior 2



Interior 3



Interior 4

PROPERTY REFERENCE

**3223 25th Street, Metairie, LA 70002**

---

## Ross Talbot

Broker

 **Talbot Realty Group**

 (504) 237-3744

 [rosstalbot@talbot-realty.com](mailto:rosstalbot@talbot-realty.com)

## Lynn Crozier

Broker

 **TAG Realty**

 (504) 339-5966

 [Lynn@soldbytagrealty.com](mailto:Lynn@soldbytagrealty.com)