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COMMERCIAL REAL ESTATE

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MIDCITY OFFICE/WAREHOUSE FOR SALE OR LEASE

3300 Gravier Street, New Orleans, LA 70119



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DESCRIPTION

Located in the heart of Mid-City, this historic office and warehouse property is available for sale or lease, offering a rare opportunity for an owner-user or investor. The ±32,500 SF of improvements sit on nearly 1.5 acres and include approximately ±22,500 SF of office space and ±10,000 SF of unconditioned warehouse space, featuring soaring ceilings and preserved historic detailing throughout. Fully renovated post-Katrina by BellSouth Communications, the property has been utilized for a variety of uses including office, call center, distribution, education, warehousing, manufacturing, and technician operations, and remains in excellent overall condition. The site is zoned MU-2, allowing for a wide range of uses including distribution, retail, office, warehousing, and light manufacturing, and is also located within an Opportunity Zone.

Positioned just a 7-minute drive from Downtown New Orleans, the property offers convenient access to I-10 and Norman C. Francis Parkway. Additionally, three vacant lots across Gravier Street are included in the offering, providing flexibility for additional parking, expansion, or potential resale.

BLDG SIZE: 32,527 SF

SALE PRICE: \$3,600,000

LAND SIZE: 65,130 SF

LEASE PRICE: \$10/SF + NNN

DEMOGRAPHICS

2026 DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
ESTIMATED POPULATION	9,899	28,474	183,869
HOUSEHOLD INCOME	\$71,652	\$84,753	\$104,370

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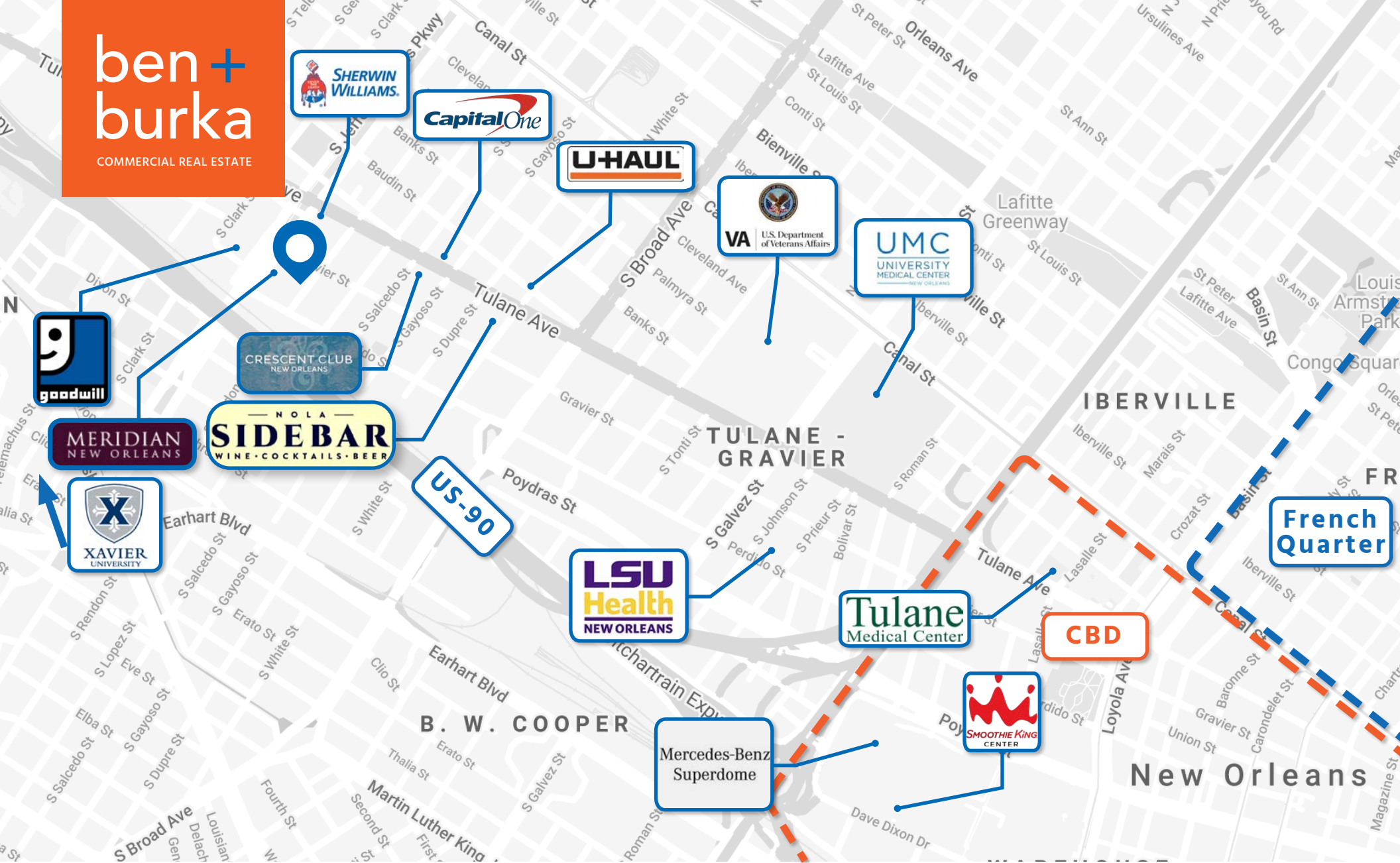
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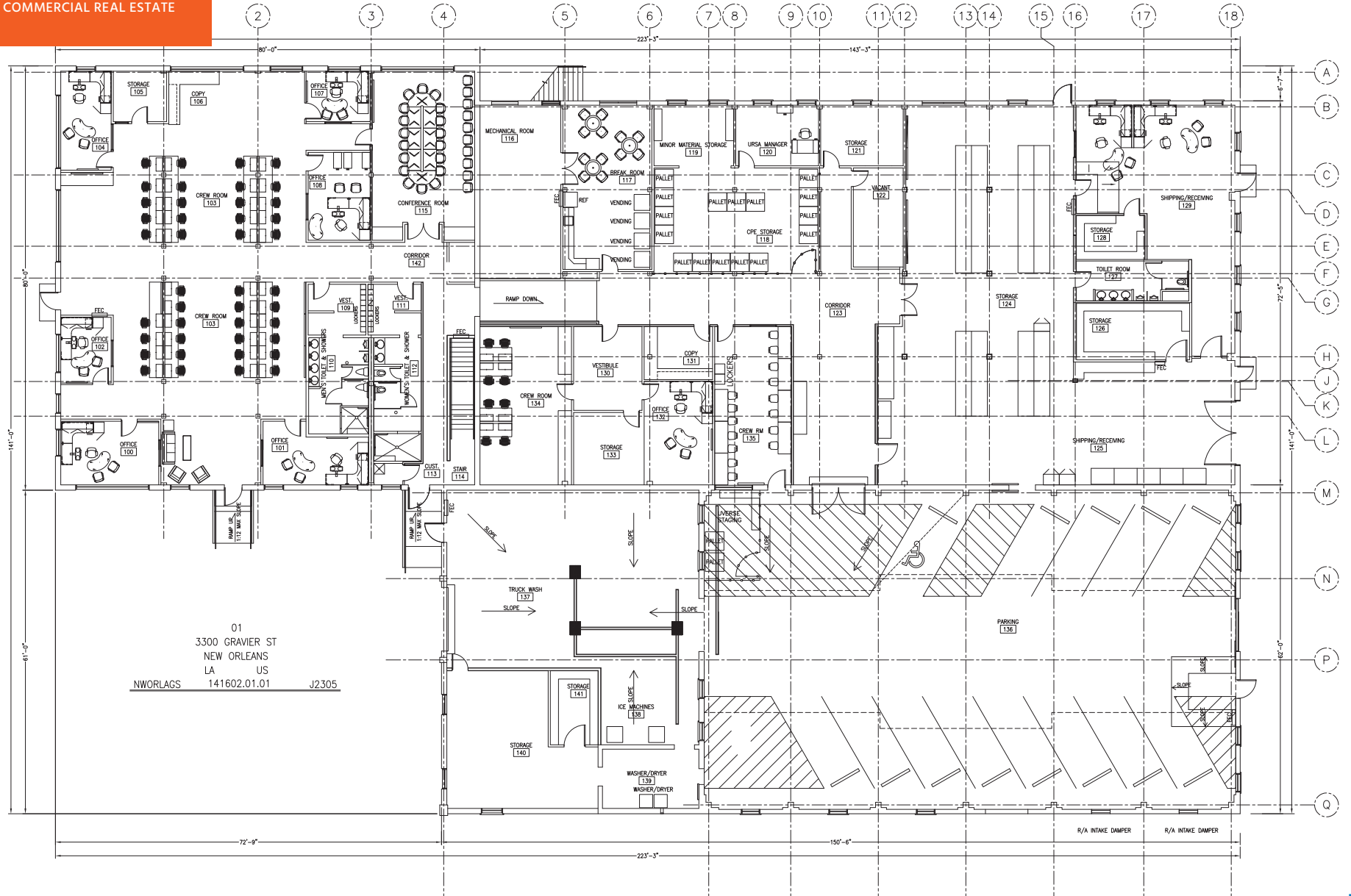
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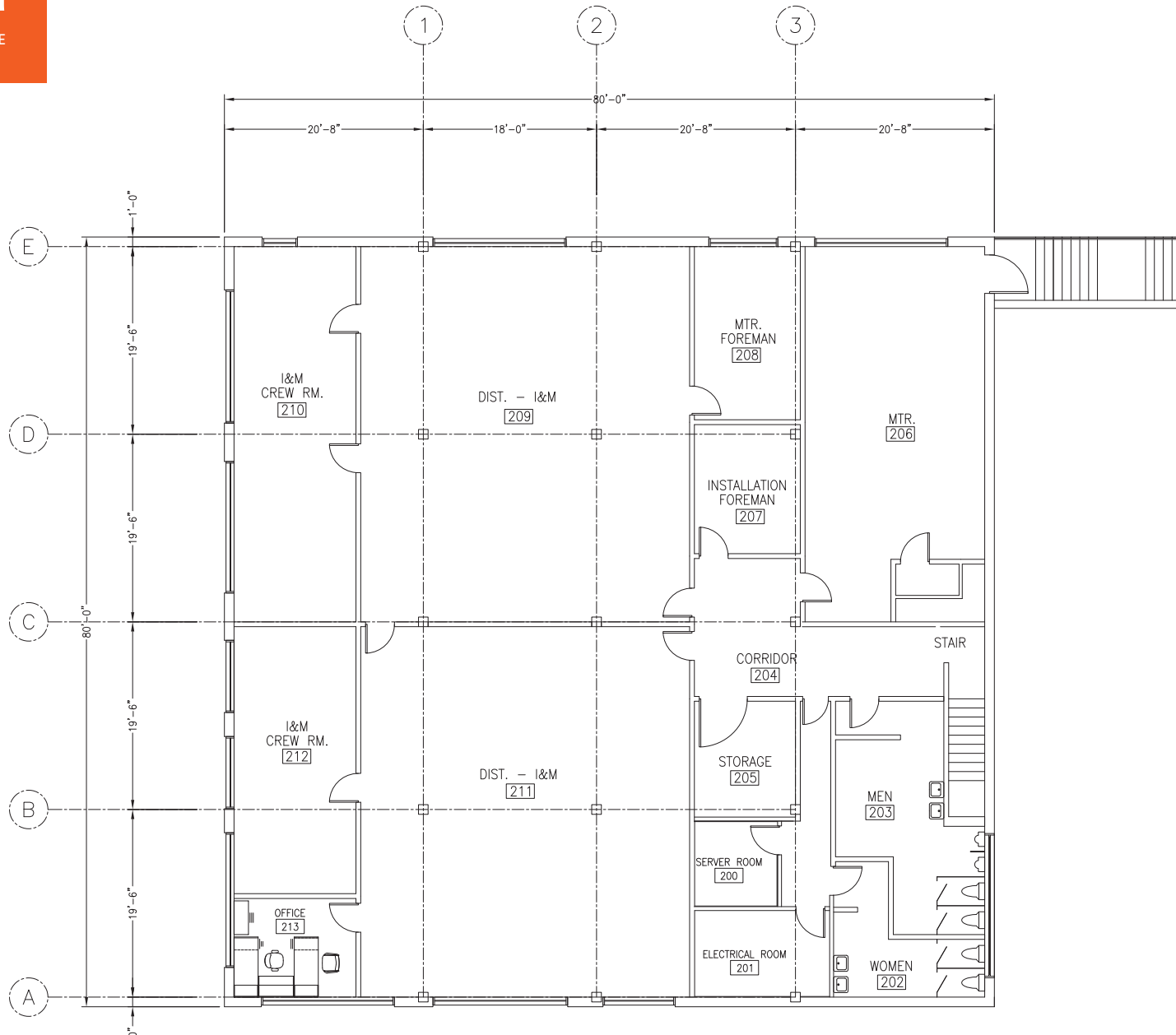


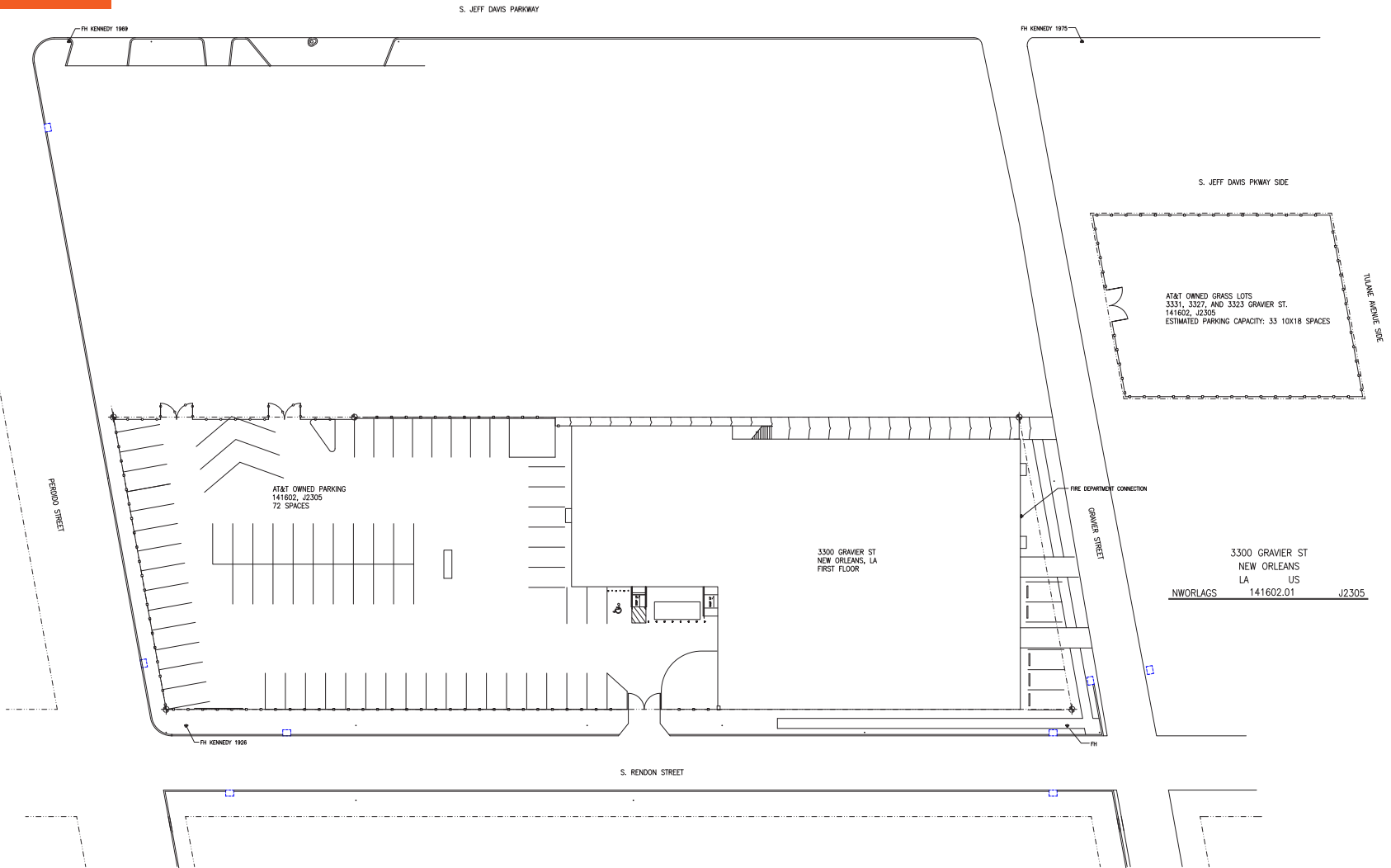
POINTS OF INTEREST MAP

📍 3300 Gravier Street, New Orleans, LA 70119



GROUND FLOOR PLAN



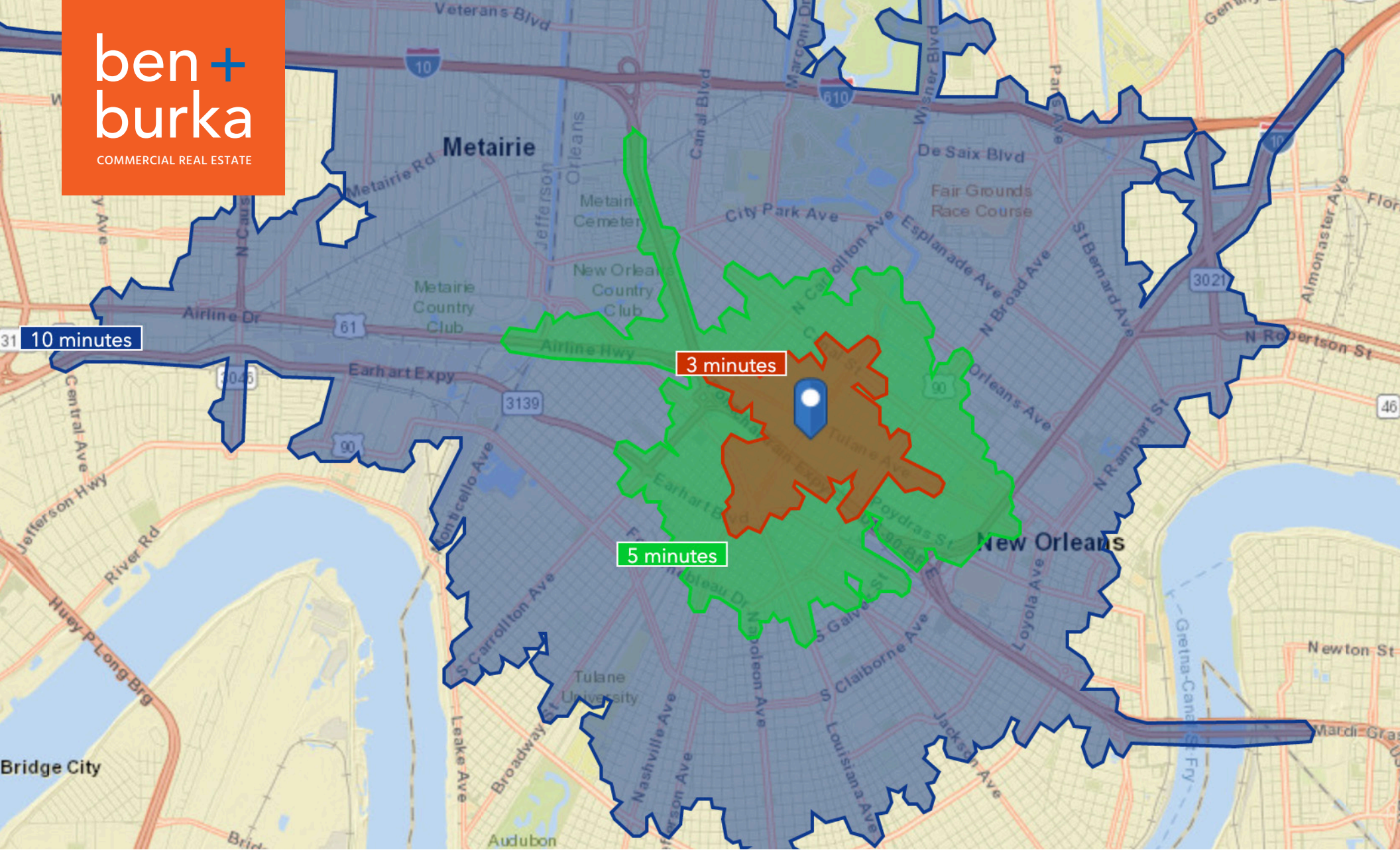


SITE PLAN



AERIAL VIEW

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DRIVE TIME MAP

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For more information, please contact the Owner's exclusive representative:

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Owner is a licensed Real Estate Broker in the State of Louisiana

AARON KAZANOFF

OWNER/AGENT

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— LICENSED IN THE STATE OF LOUISIANA —

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