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COMMERCIAL REAL ESTATE

+ 504.301.1002



CLIMATE CONTROLLED WAREHOUSE & OFFICE FOR SALE

3140 Eads St New Orleans, LA 70122



CLIMATE CONTROLLED WAREHOUSE & OFFICE FOR SALE

3140 Eads St New Orleans, LA 70122

DESCRIPTION

3140 Eads Street offers a versatile two-story warehouse/office/flex space located at the convergence of I-10 and I-610, with prominent frontage on Franklin Avenue. This fully fenced site is zoned Light Industrial (LI) and offers a range of features ideal for business operations. The property features ample power, a spacious air-conditioned storage area, a raised second-floor storage space, several private offices, a freight elevator, and generous yard space. Additional amenities include a loading dock, two electric gate entrances for secure access, and off-street secure parking for employees and guests. The buildings are constructed with solid steel and concrete, ensuring durability. Its location provides excellent accessibility and visibility, just a short drive to major transportation arteries in I-10 and I-610. The LI zoning allows for a host of commercial uses including manufacturing, distribution, warehousing, and many many others.

SALE PRICE: \$750,000

ZONING: LI

LAND SIZE: 64,643

BUILDING SIZE: 28,410

DEMOGRAPHICS

2024 DEMOGRAPHICS	5 minute	10 minutes	15 minutes
ESTIMATED POPULATION	13,377	151,683	359,962
AVERAGE HH INCOME	\$67,634	\$91,987	\$103,682





AERIAL VIEW

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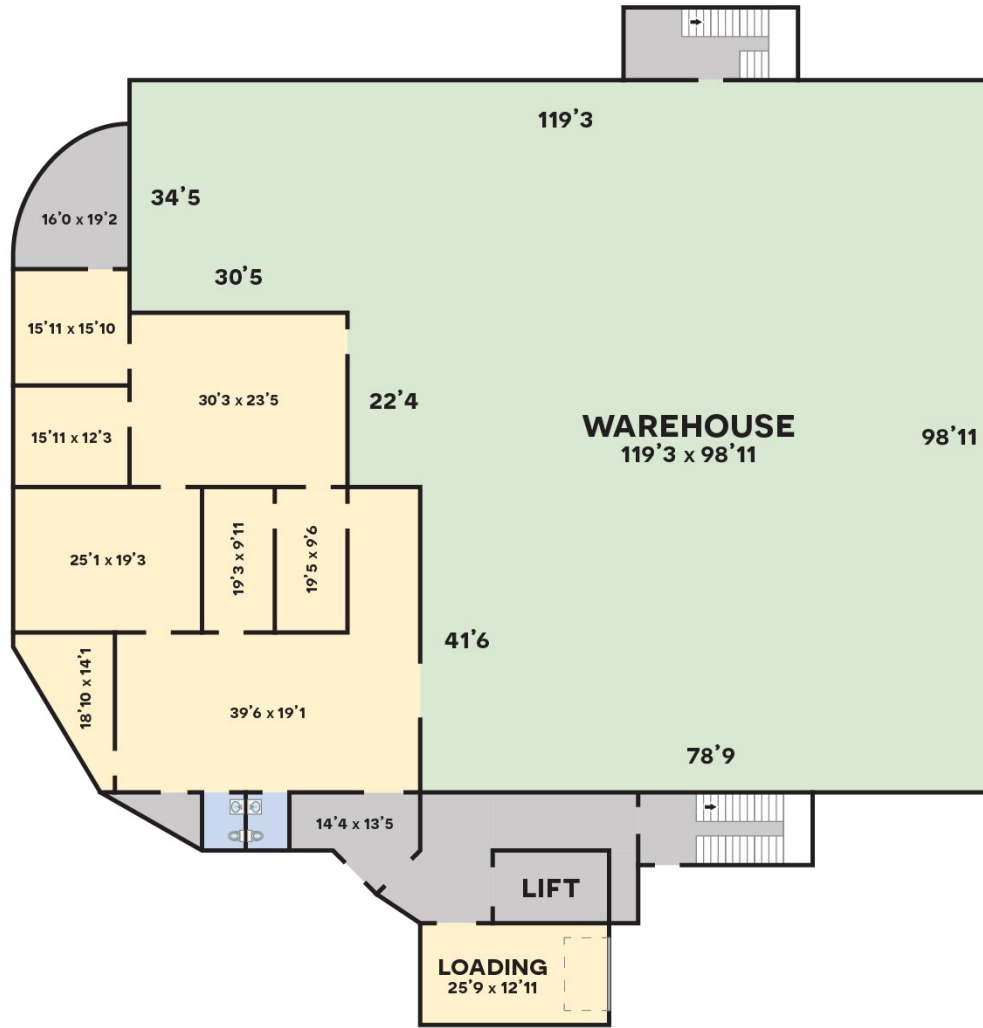


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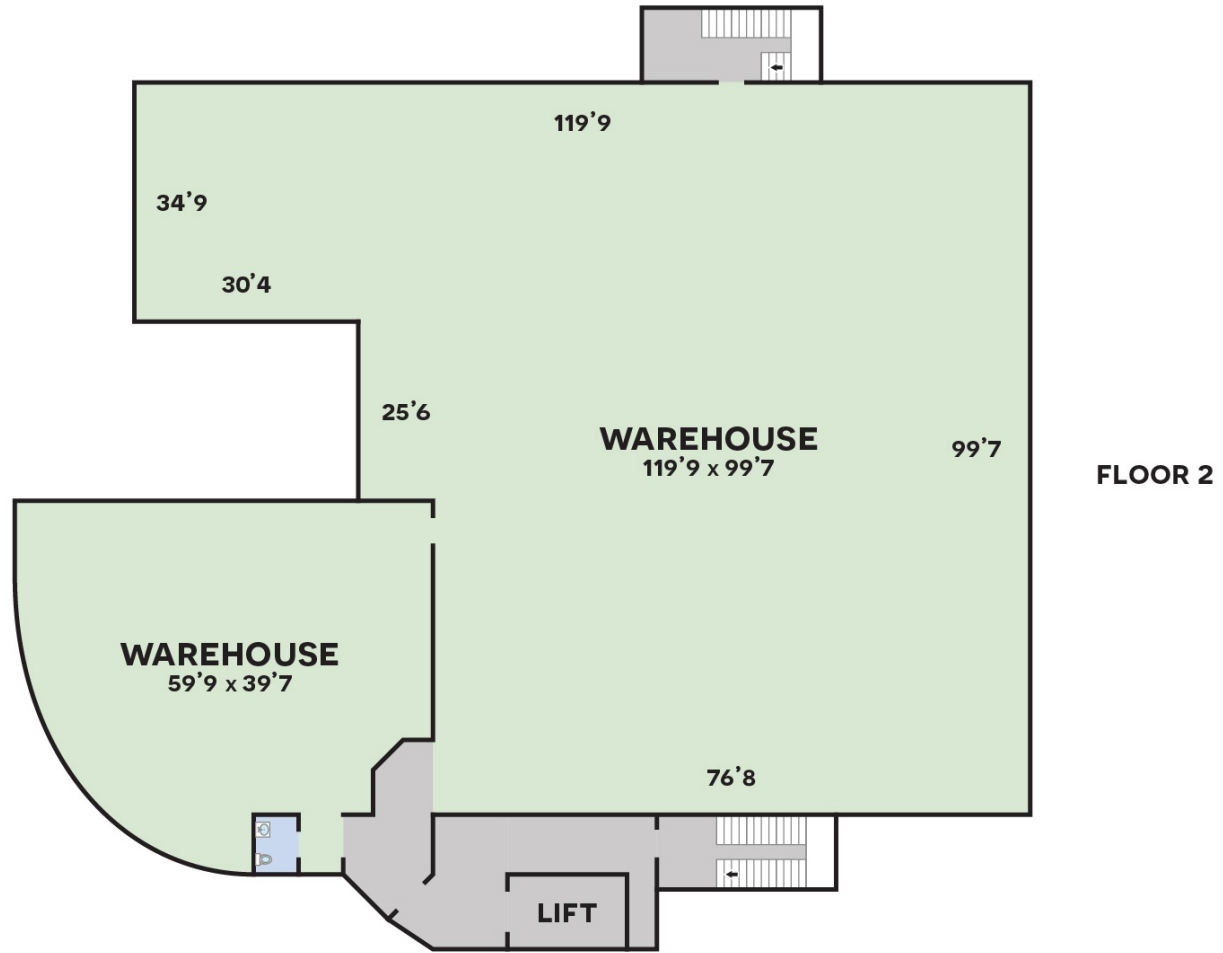




FLOOR 1

ESTIMATE ONLY

GROUND FLOOR PLAN



ESTIMATE ONLY

SECOND FLOOR PLAN

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

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— LICENSED IN THE STATE OF LOUISIANA —

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Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

Seller/Lessor:

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

Licensee: _____

Licensee: _____

Date: _____

Date: _____

