



# New Orleans Dock-High Warehouse on 4.04 Acres

4471 Michoud Boulevard  
New Orleans, LA 70129

**AVAILABLE FOR SALE**



**LOCATION:** 4471 Michoud Boulevard  
New Orleans, LA 70129

**PRICE:** \$1,950,000

**SIZE:** 35,000 square feet with 600 square feet of office area

**LOT SIZE:** 176,200 square feet (4.04 Acres)

**ZONING:** BIP, Business Industrial District

**LOADING DOORS:** Nine (9) dock-high doors measuring 10' x 10'

**CLEAR HEIGHT:** 16 feet

**COMMENTS:**

This dock-high warehouse is located off Chef Menteur Hwy. with easy access to I-510 and I-10. The building has a sprinkler system and the site is fenced.

FOR MORE INFORMATION CONTACT:

**BOBBY TALBOT, CCIM**

**(504) 525-9763**

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

**ROSS TALBOT**

**(504) 525-9763**

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

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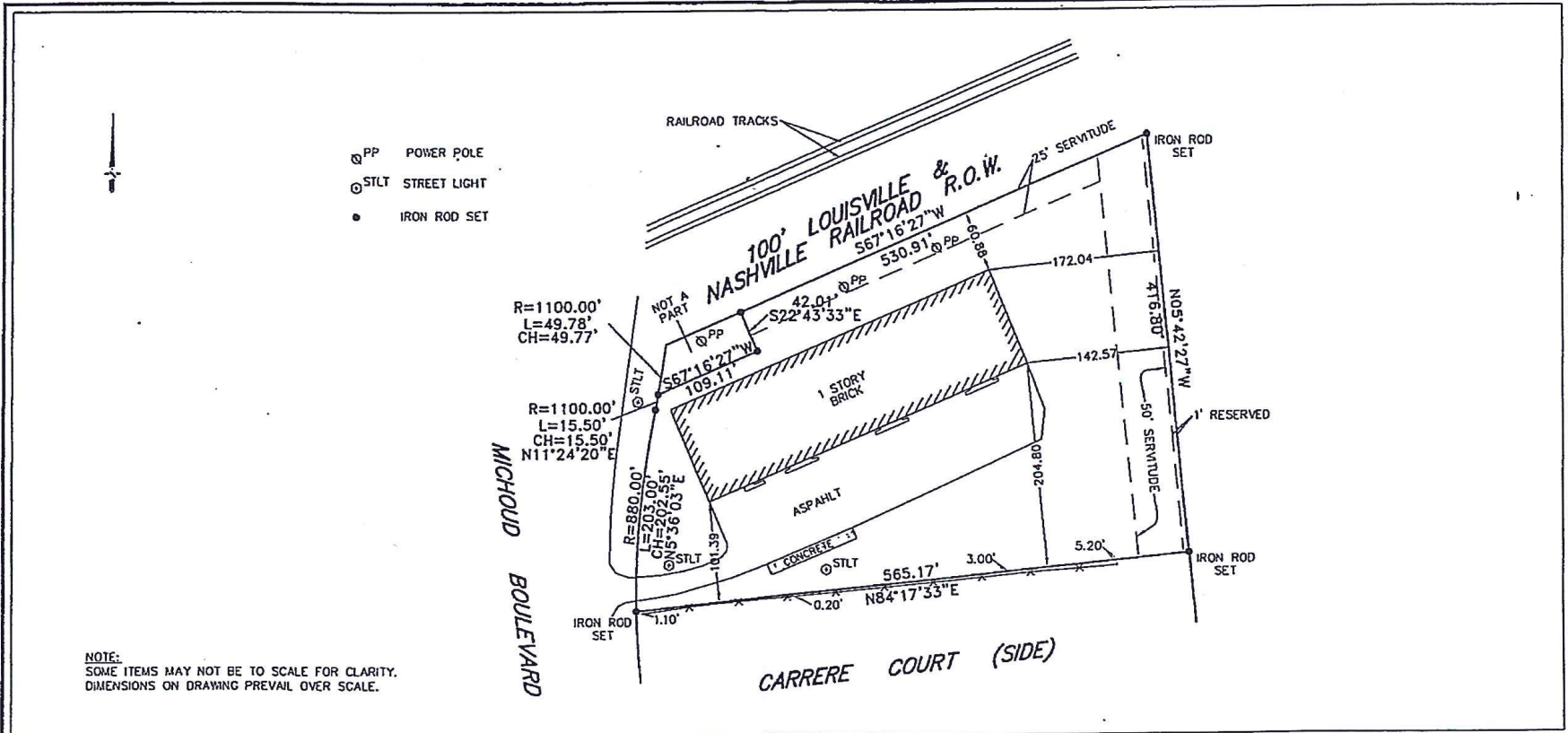


4471 MICHLOUD BOULEVARD

NEW ORLEANS, LA

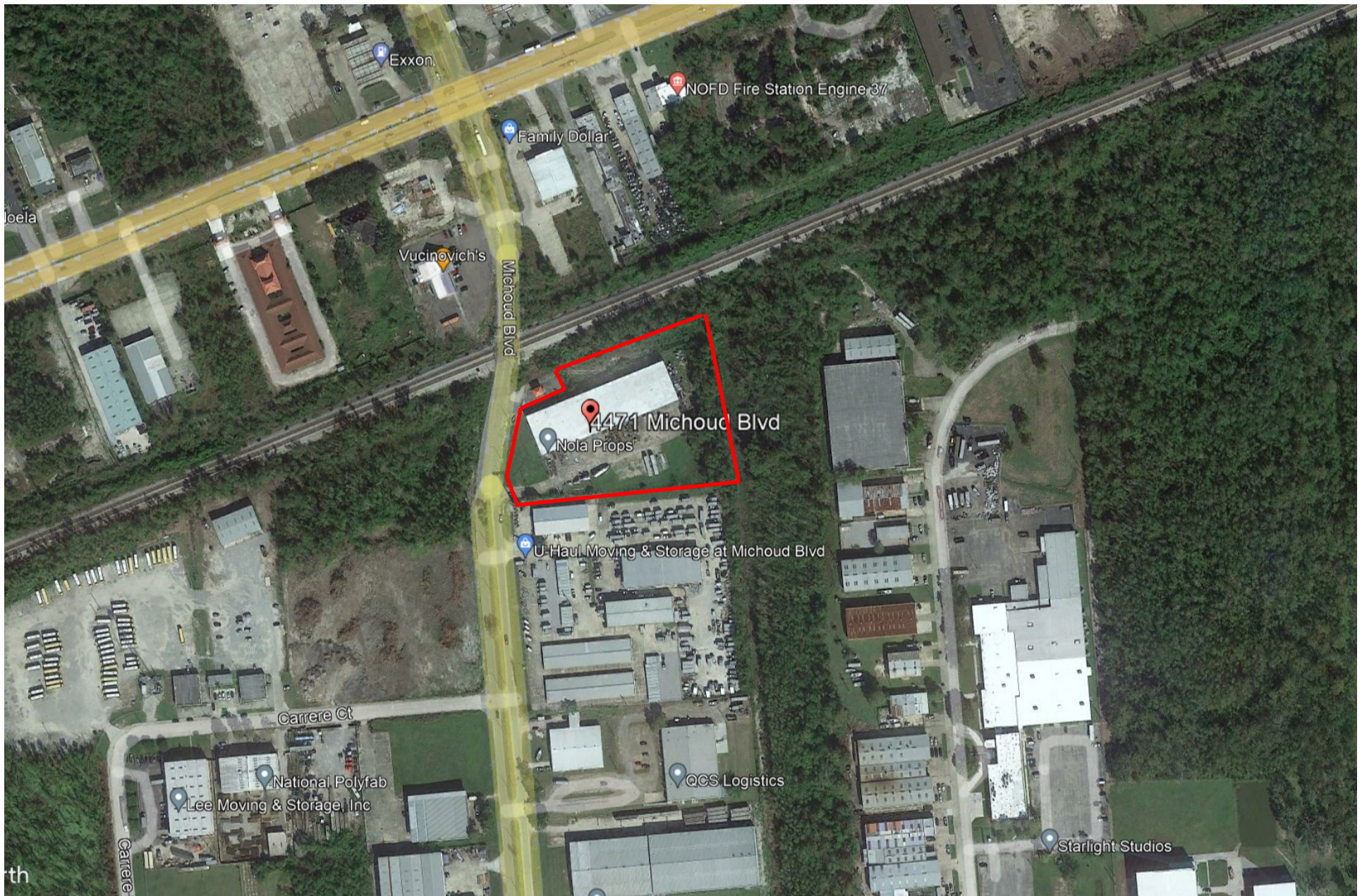






<p><b>GENERAL NOTES</b></p> <p>THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.</p> <p>THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.</p>		<p>THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE: 48:LR, CHAPTER 25 FOR A CLASS "C" (SUBURBAN) SURVEY.</p> <p>MADE AT THE REQUEST OF AMERITILE</p>			<p>A SURVEY OF LOT 11 SQUARE D                  NEW ORLEANS EAST                  INDUSTRIAL CENTER                  THIRD DISTRICT                  ORLEANS PARISH, LA.</p>
<p><b>ELEVATION NOTES</b></p> <p>THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER FLOOD INSURANCE RATE MAP (FIRM) DATED 3/1/81 FLOOD ZONE: B                  BASE FLOOD ELEVATION: N/A COMMUNITY PANEL #: 225203 0160 E</p>		<p>BY: <i>Richmond W. Krebs</i></p>			
<p><b>REFERENCE NOTES</b></p> <p>ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1 PLAT OF SUBDIVISION BY GANDOLFO, KUHN AND ASSOCIATES</p>		<p>DATE: NOVEMBER 7, 2006</p> <p>SCALE: 1" = 100'</p> <p>JOB #: 064029</p>	<p>DRAWN BY: DRW</p> <p>CHECKED BY: NDK</p> <p>FILE #:</p>	<p><b>RICHMOND W. KREBS</b>                  PROFESSIONAL LAND SURVEYING                  P.O. BOX 8641                  METAIRIE, LA. 70011-8641                  PHONE: (504) 889-9616                  FAX: (504) 889-0916                  E-MAIL: richmond@krebssurvey.com</p>	

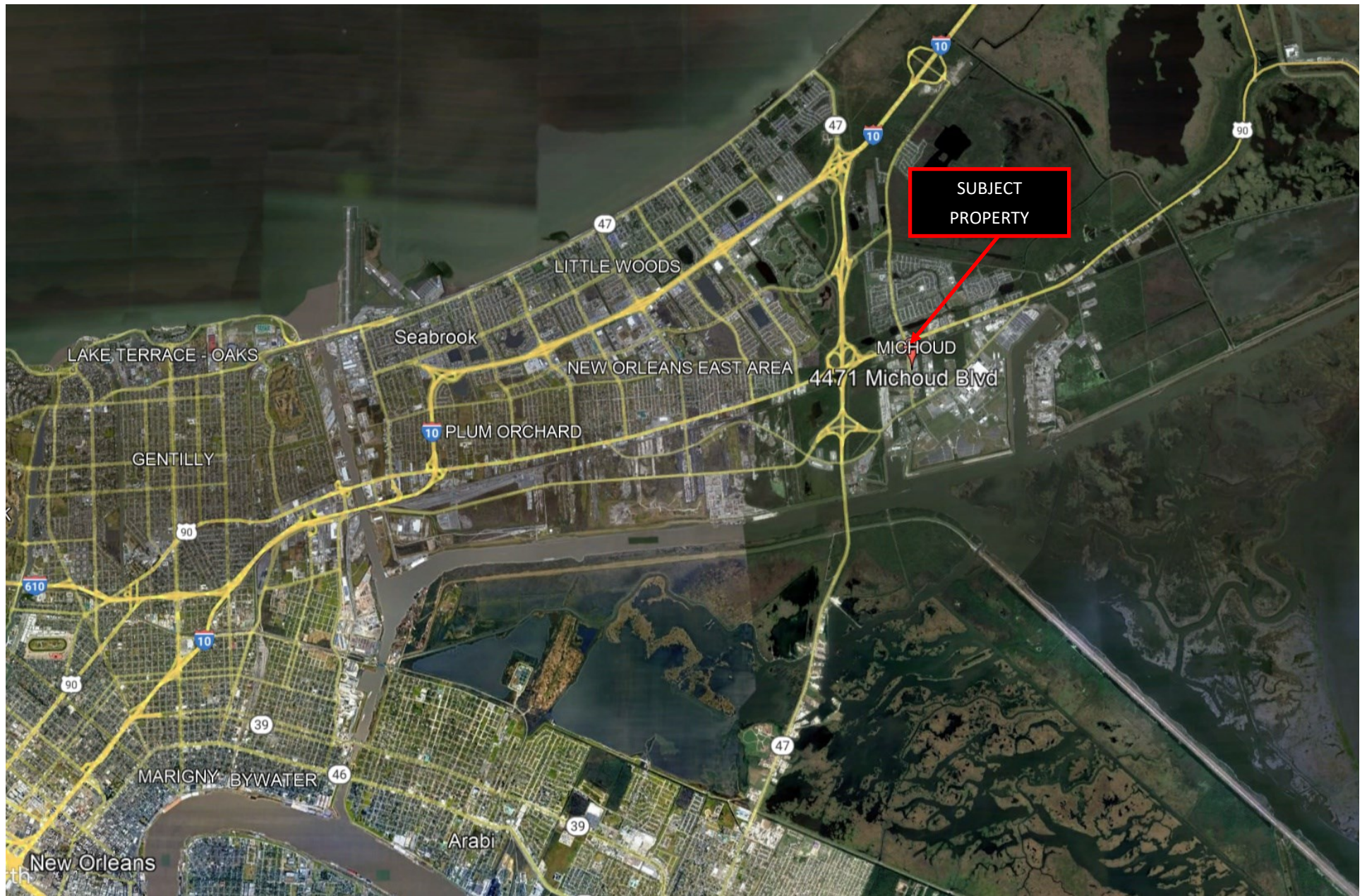




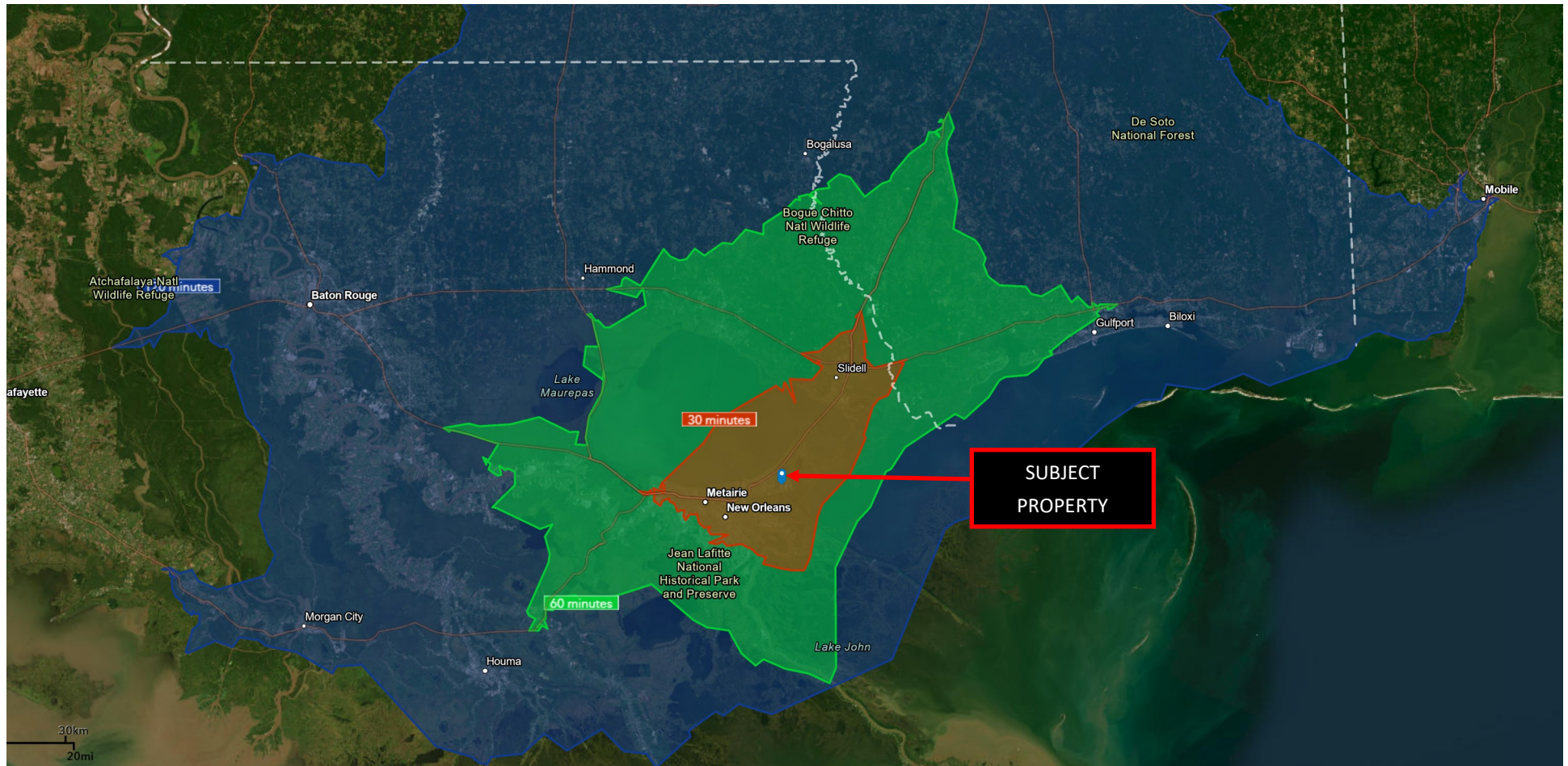


4471 MICHLOUD BOULEVARD

NEW ORLEANS, LA







30 minutes

60 minutes

120 minutes



DISTANCE MAP