



## Available Space in New Orleans Dock-High Warehouse

4471 Michoud Boulevard  
New Orleans, LA 70129

**AVAILABLE FOR SALE**



**LOCATION:** 4471 Michoud Boulevard (Rear section of building)  
New Orleans, LA 70129

**RENTAL RATE:** \$4,167.00 per month, gross  
All utilities are included in the rent.

**SIZE:** 10,000 square foot warehouse space, with no office area

**LOADING:** 2 - 10' x 10' dock-high door

**CLEAR HEIGHT:** 16 feet

**ZONING:** BIP, Business Industrial District

**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. This space is located at the rear of the building, has no office space and has shared access to a bathroom. The present lease income is \$8,200.00.

FOR MORE INFORMATION CONTACT:

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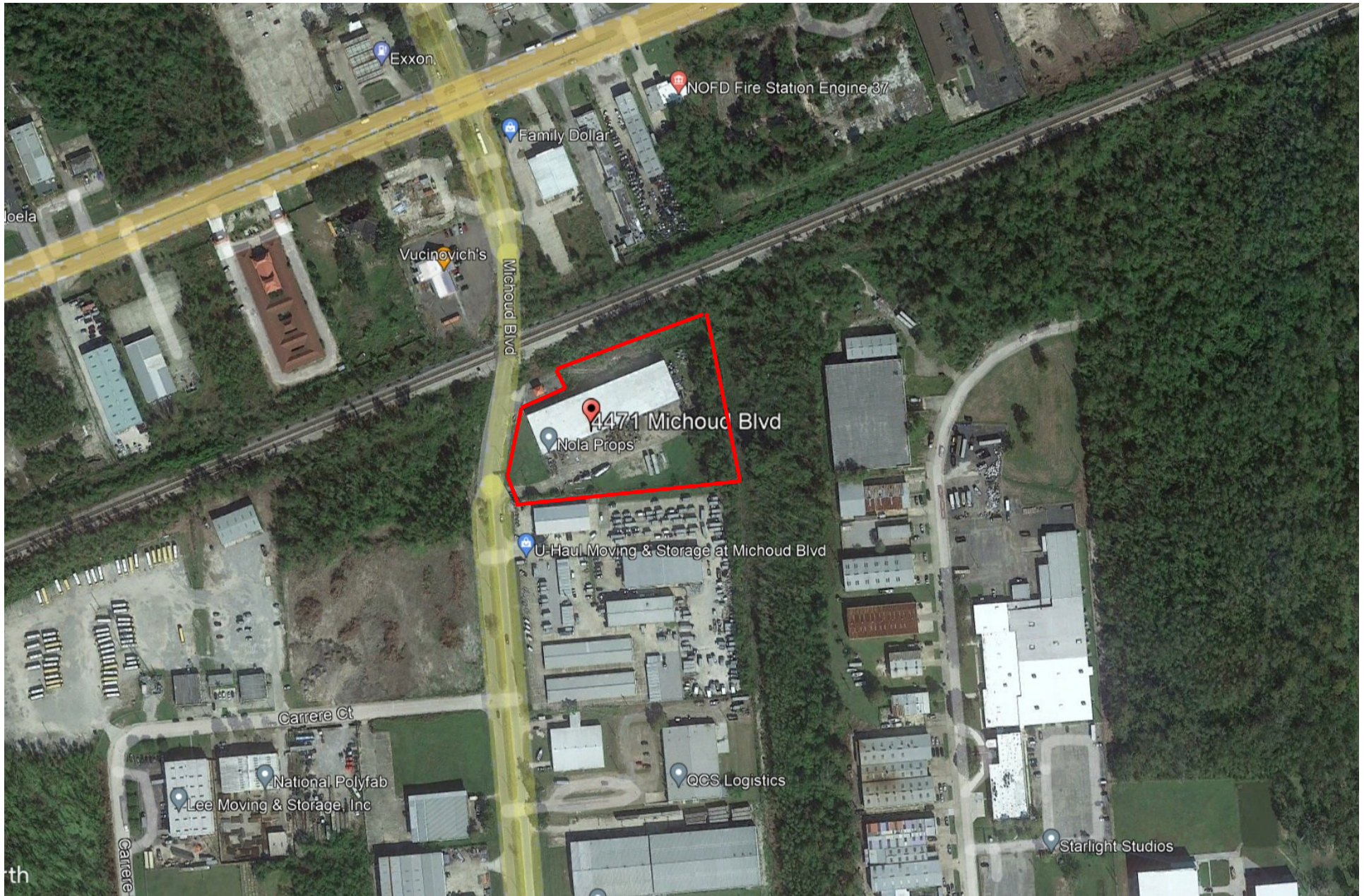
**ROSS TALBOT**

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4471 MICHLOUD BOULEVARD

NEW ORLEANS, LA

