



ELMWOOD OFFICE/AIR-CONDITIONED PRODUCTION PROPERTY FOR SALE

5717 CRAWFORD STREET | ELMWOOD, LA



PROPERTY This office and air-conditioned production facility is located in Elmwood Business Park. The building is concrete tilt wall construction in great condition. The property is currently configured with 7,400 sq. ft. of office/air-conditioned production area on the first floor, and 650 sq. ft. second floor apartment area. The current clear height potential is 16' and there is a 12' x12' overhead door. The facility was originally designed for two tenants. The property could be converted to a multitude of office/warehouse uses.

BUILDING AREA 7,400 sq. ft. +/- office, air conditioned production area w/ 650 sq. ft. second floor apartment.

LAND AREA 15,000 sq. ft. +/- (survey herein)

ZONING I-L (light industrial)

SALE PRICE \$1,100,000.00

Max J. Derbes, Inc.
REALTORS ■

CONTACT
BEN DERBES, CCIM

OFFICE 504.733.6703
ben@maxderbes.com

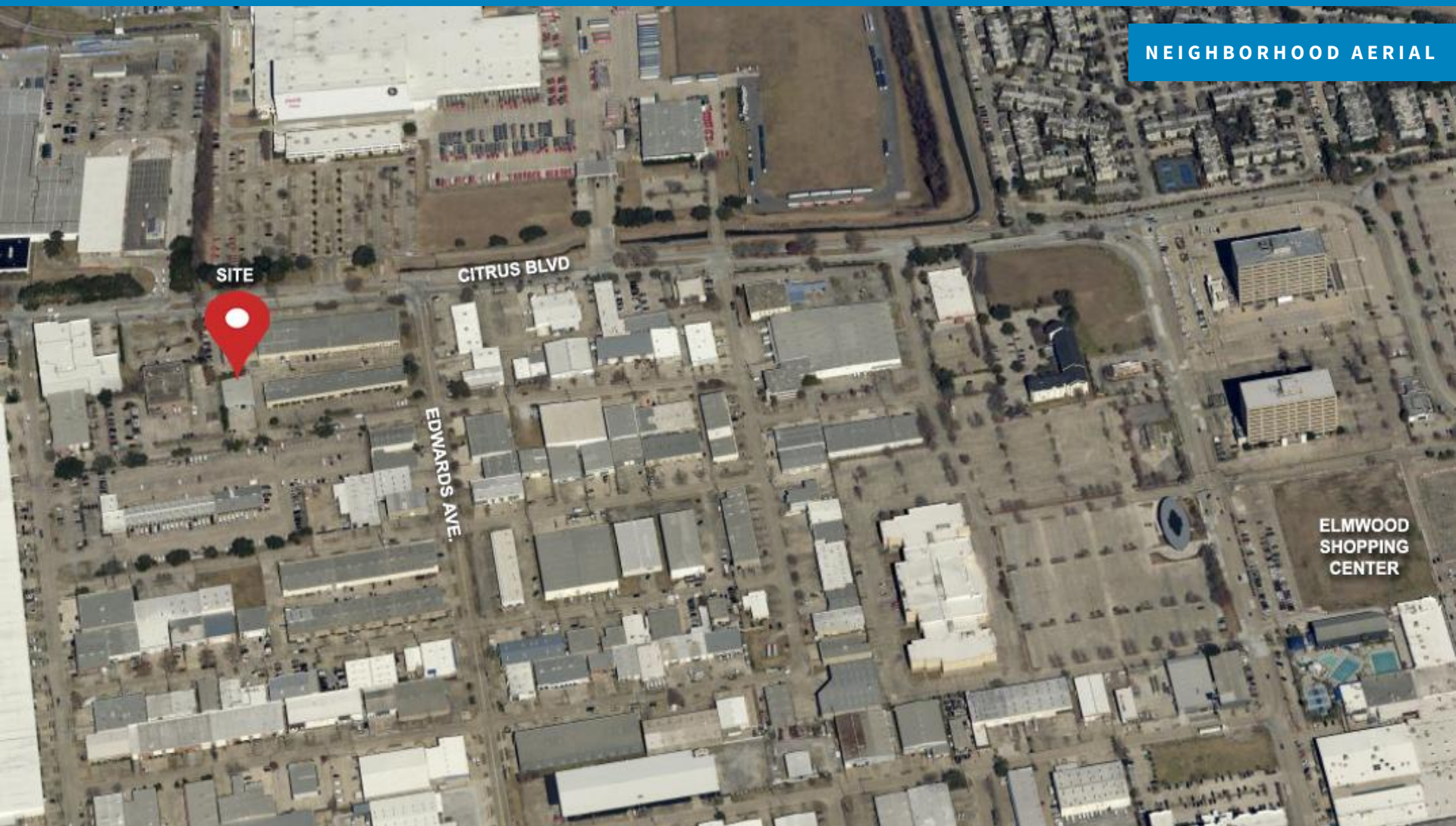
Max J. Derbes, Inc.
5440 Mounes Street, Ste 100
New Orleans, LA 70123





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NEIGHBORHOOD AERIAL



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SITE AERIAL



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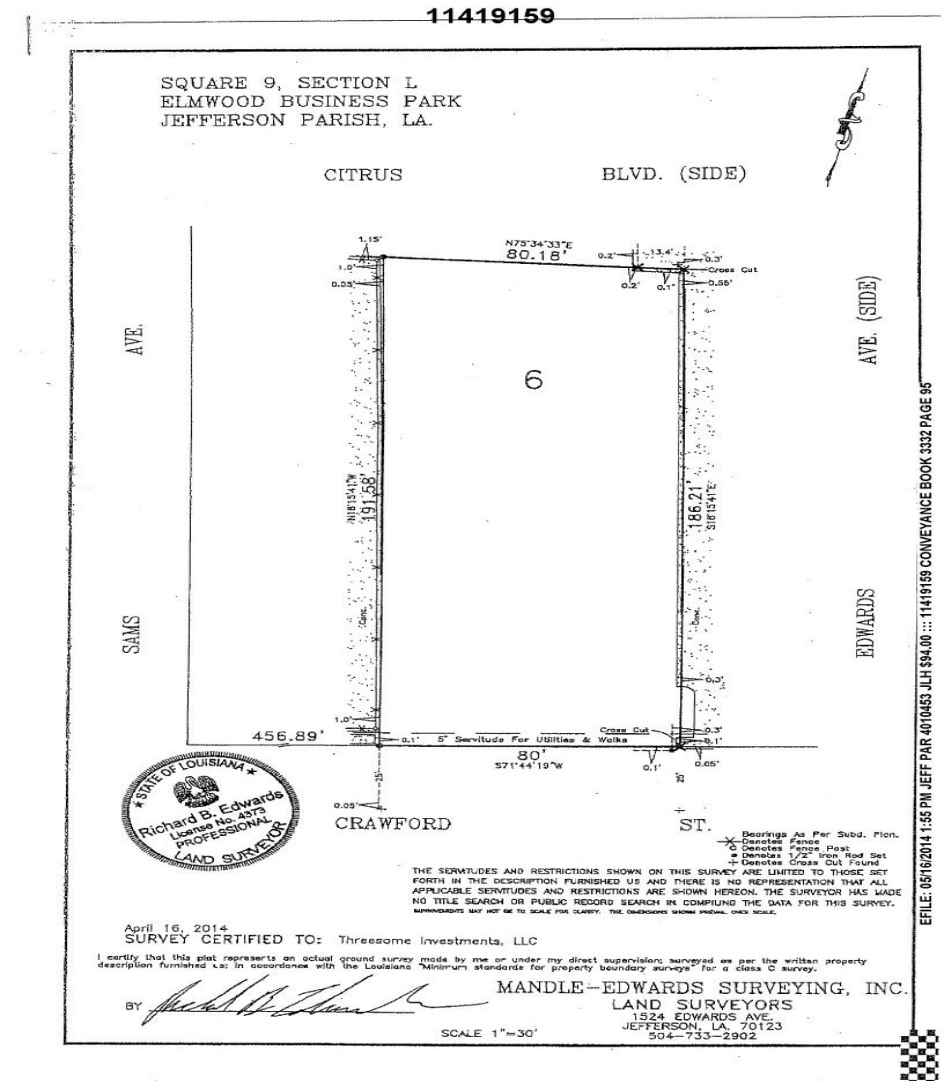
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SURVEY



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