

1235 SAMS AVENUE

HARAHAN, LA. 70123

TALBOT  
REALTY GROUP

AVAILABLE FOR LEASE



HARAHAN LA. OFFICE/WAREHOUSE

TALBOT REALTY GROUP 747 MAGAZINE STREET, SUITE 7, NEW ORLEANS, LA 70130 (504) 525-9763 WWW.TALBOT-REALTY.COM



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LOCATION:	1235 SAMS AVENUE (CORNER OF JARVIS STREET) HARAHAN LA. 70123
PRICE:	\$7.50 PER RENTABLE SQUARE FOOT, NNN. THE NNN CHARGES ARE \$ 1.81 PER SQUARE FOOT.
BUILDING SIZE:	15,700 SQUARE FEET WITH 6,000 SQUARE FEET OF OFFICE AREA.
LOT SIZE:	21,504 SQUARE FEET 120' X 179.20'
ZONING:	M-2, INDUSTRIAL
LOADING DOORS:	SIX (6) GROUND LEVEL DOORS: 5-12' (W) X 14' (H) 1-10' (W) X 12' (H)
CLEAR HEIGHT:	18'
PARKING SPACES:	THERE ARE 15 PARKING SPACES FOR VEHICLES
COMMENTS:	THE BUILDING HAS SKYLIGHTS, A SPRINKLER SYSTEM, AND THERE IS A SMALL FENCED SIDE YARD.

The information in this brochure has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other

FOR MORE INFORMATION CONTACT:

**BOBBY TALBOT, CCIM**

**(504) 525-9763**

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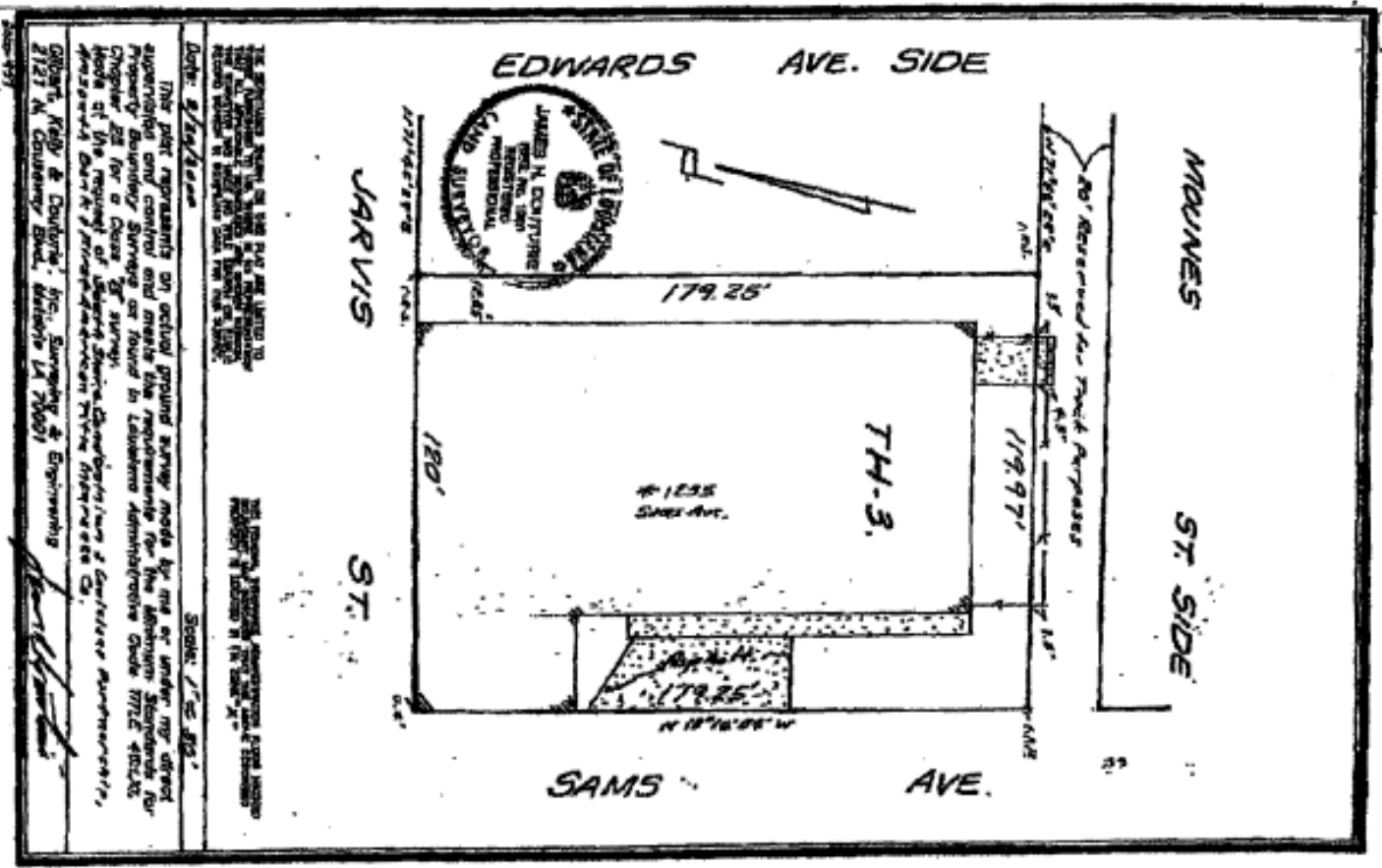


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Date: 5/24/2002

Scale: 1" = 50.00'

The plat represents an actual ground survey made by me or under my direct supervision and control and meets the requirements for the Minimum Standards for Property Boundary Surveys as found in Louisiana Administrative Code Title 48:142, Chapter 22 for a Class 2 Survey.

Work of this nature is subject to the jurisdiction of the State Surveyor, and the State Board of Surveyors.

Robert Kelly & Company, Inc., Surveying & Engineering  
 2121 N. Causeway Blvd., Suite 114, Metairie, LA 70001

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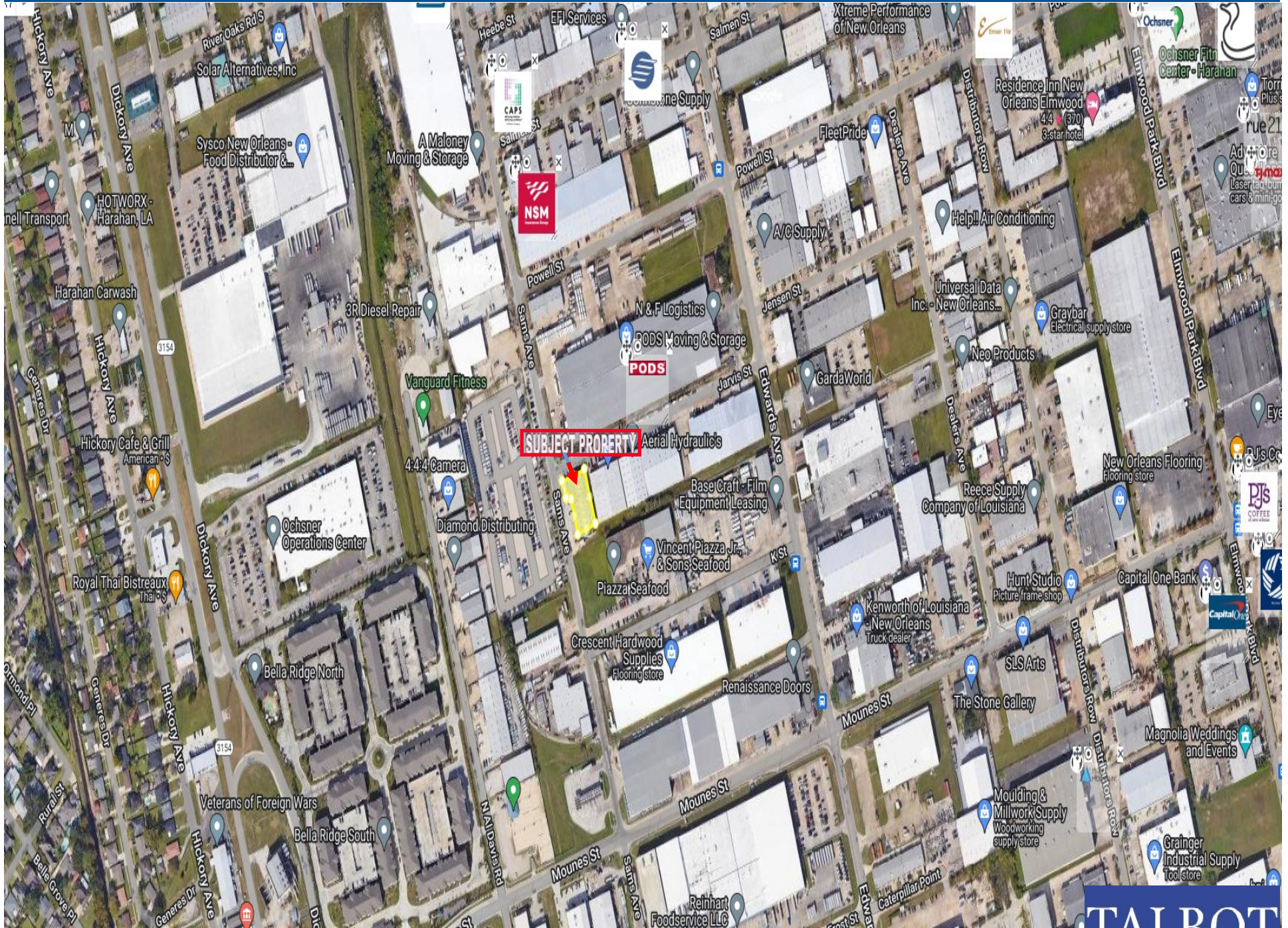
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POINTS OF INTEREST

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