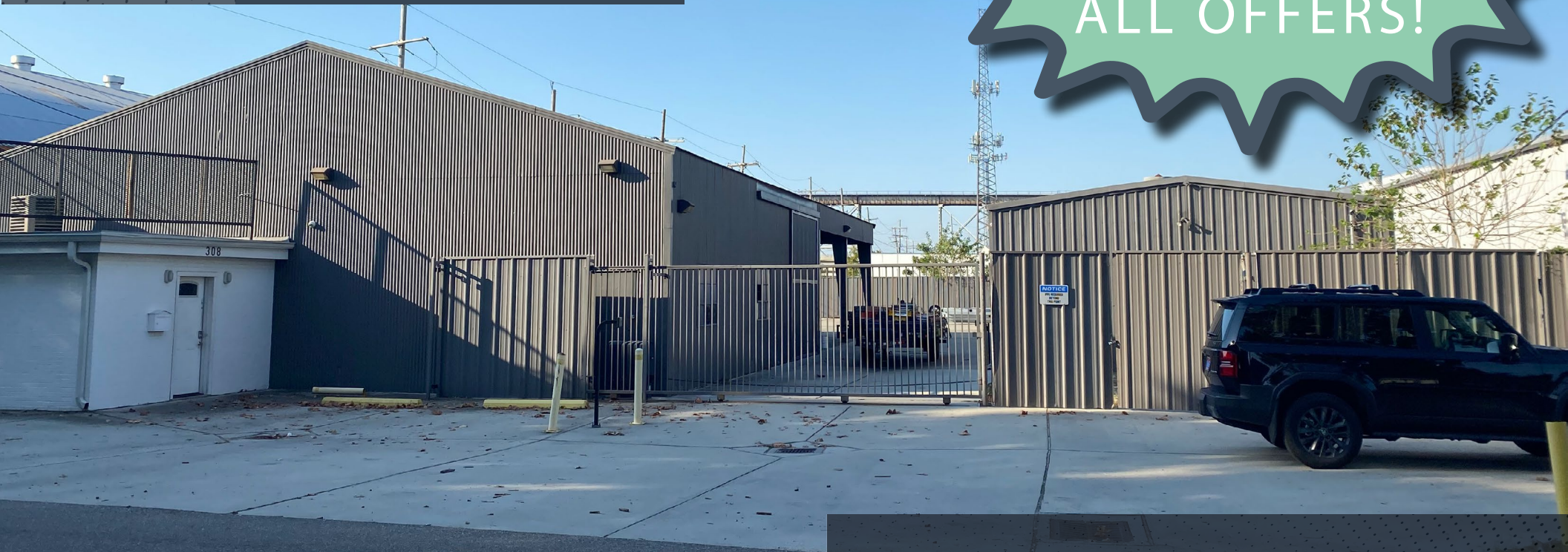


FOR SALE
\$999,000

REDUCED TO
SELL. BRING
ALL OFFERS!



**±7,223 SF INDUSTRIAL
WAREHOUSE/OFFICE**

308
st. george ave

CBRE

JEFFERSON, LOUISIANA

AERIAL



SITE SPECIFICATIONS

Key Features

- ±.46 acres of land
- Two buildings totaling ±7,223 SF

Building 1

- ±4,405 SF
 - ±2466 SF fully enclosed with ±580 Office
 - ±1,939 SF partially enclosed
- 14' eaves / 16' peak
- 4-ton overhead crane

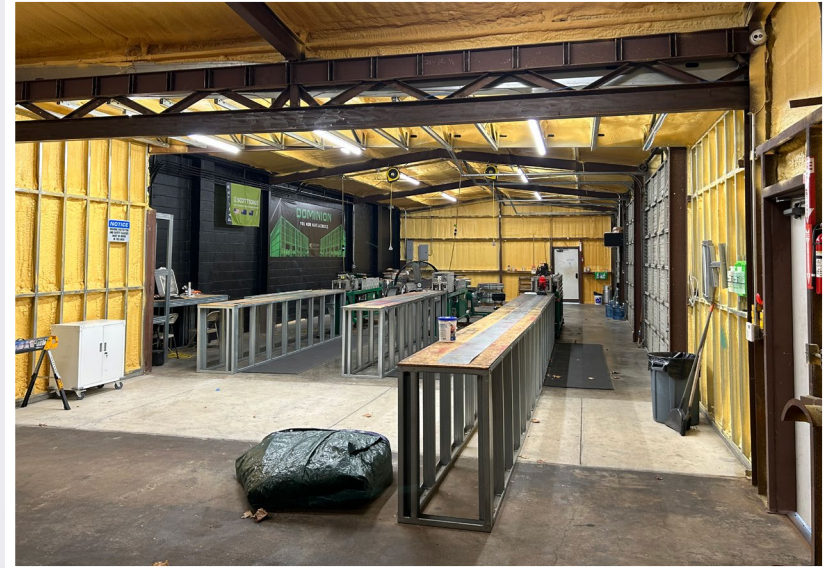
Building 2

- ±2,818 SF
 - 12' eaves / 16' peak
 - 4 grade level/roll up doors
- Private fenced and gated
 - All space outside of building footprint is stabilized and paved
 - Property is situated in the Elmwood area with convenient access to Hwy 90 connecting to the entire New Orleans MSA north and south of the Mississippi River

OFFERING

Sales Price

\$999,000



SITE PLAN

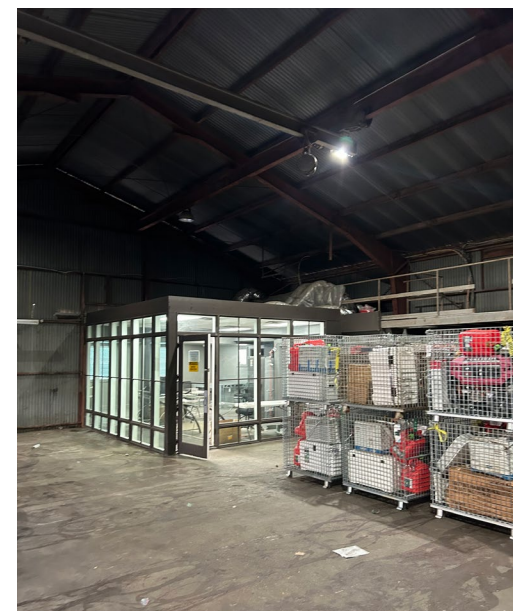


TOTAL SF
±7,223 SF

Building 1
±4,405 SF

Building 2
±2,818 SF

GALLERY





FOR SALE

308
st. george ave

**±7,223 SF INDUSTRIAL
WAREHOUSE/OFFICE**

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