



# 1424 4TH ST WESTWEGO, LA 70094

INDUSTRIAL PROPERTY  
OWNER USER




OFFERING MEMORANDUM

# EXCLUSIVELY *PRESENTED BY*



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 5912 N Burdick St,  
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## PROPERTY OVERVIEW

Executive Summary  
Investment Highlights

## FINANCIAL OVERVIEW

Financial Summary

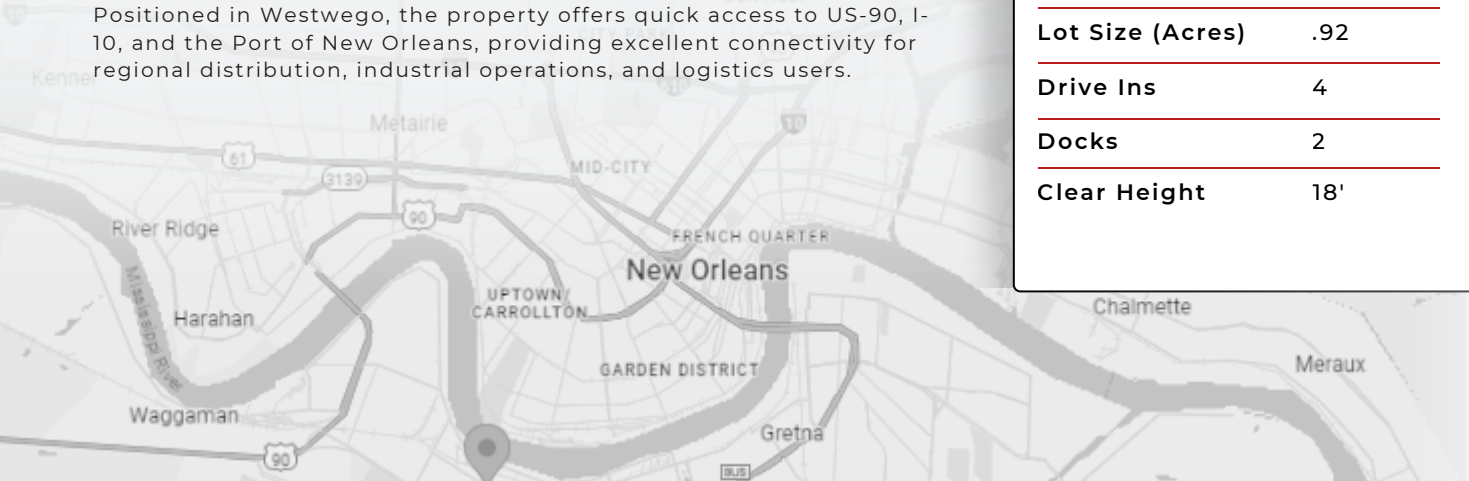
## LOCATION OVERVIEW

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# EXECUTIVE SUMMARY

1424 4th Street offers a 26,500 SF industrial facility on 0.92 acres in the New Orleans industrial market. Built in 1990, the property features 18' clear heights, four drive-in doors, and two dock-high doors, providing functionality for manufacturing, warehousing, distribution, or service operations. This owner/user opportunity combines operational flexibility with a strategic Gulf Coast location. Positioned in Westwego, the property offers quick access to US-90, I-10, and the Port of New Orleans, providing excellent connectivity for regional distribution, industrial operations, and logistics users.



## THE OFFERING

<b>Building SF</b>	26,500
<b>Year Built</b>	1990
<b>Lot Size (Acres)</b>	.92
<b>Drive Ins</b>	4
<b>Docks</b>	2
<b>Clear Height</b>	18'

# INVESTMENT HIGHLIGHTS



**Prime Location & Accessibility:** Strategically positioned near US-90, I-10, and the Port of New Orleans, offering exceptional connectivity to regional, national, and international transportation networks.



**Expansive Space:** The 26,500 SF facility delivers a substantial operational footprint with efficient building-to-land coverage on a 0.92-acre site.



**Strategic Features:** Owner/user opportunity in a supply-constrained industrial market, allowing businesses to control occupancy costs while building long-term equity.



**Industrial Infrastructure:** Equipped with 18' clear heights, four drive-in doors, and two dock-high doors, providing the loading versatility needed for distribution, manufacturing, and fleet operations.



**Zoning Advantage:** Industrial zoning supports a wide range of manufacturing, warehousing, logistics, and service-related uses, providing flexibility for future ownership and operational needs.



# FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
<b>OPERATING EXPENSES</b>						
PROPERTY TAX	\$19,123	\$19,506	\$19,896	\$20,294	\$20,700	\$21,114
INSURANCE	\$8,750	\$8,925	\$9,104	\$9,286	\$9,471	\$9,661
TOTAL OPERATING EXPENSES	\$27,873	\$28,431	\$28,999	\$29,579	\$30,171	\$30,774
NET OPERATING INCOME	-\$27,873	-\$28,431	-\$28,999	-\$29,579	-\$30,171	-\$30,774

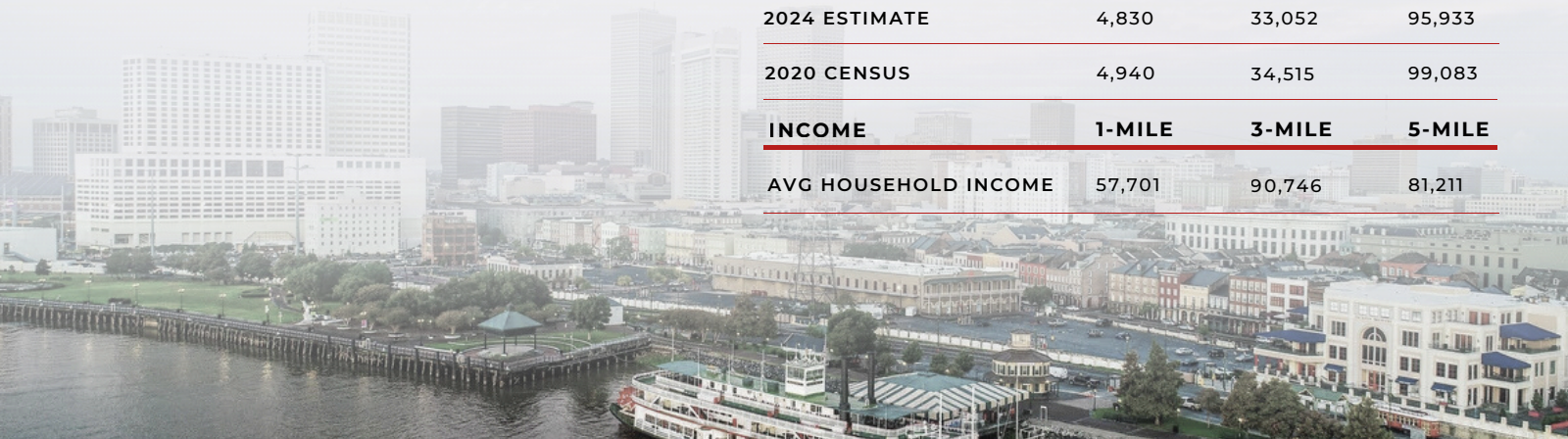
# PHOTOS



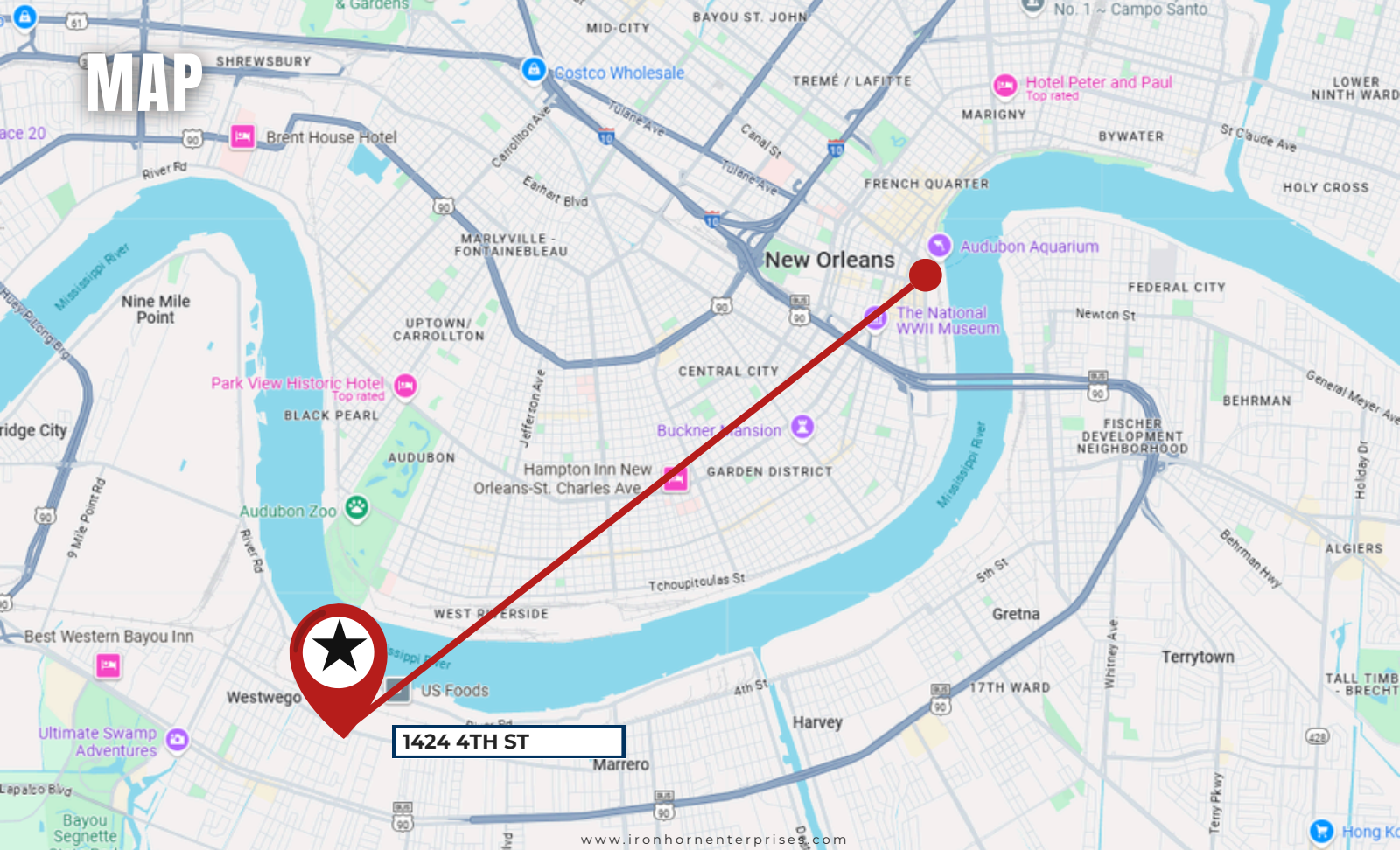
# ABOUT NEW ORLEANS, LA

New Orleans offers a dynamic commercial real estate market driven by its strategic location, diverse economy, and strong cultural and tourism sectors. As a major hub for trade, logistics, and manufacturing, the city benefits from its proximity to the Port of New Orleans, one of the busiest in the U.S., as well as access to global markets. Additionally, New Orleans' thriving healthcare, education, and tech industries continue to attract businesses and investors. With ongoing redevelopment projects and rising demand for both office and industrial space, the market presents strong growth potential for commercial real estate investment

<b>POPULATION</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2029 PROJECTION</b>	11,231	78,953	218,439
<b>2024 ESTIMATE</b>	11,604	81,841	226,335
<b>2020 CENSUS</b>	11,842	84,611	233,506
<b>HOUSEHOLD</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2029 PROJECTION</b>	4,667	31,801	92,519
<b>2024 ESTIMATE</b>	4,830	33,052	95,933
<b>2020 CENSUS</b>	4,940	34,515	99,083
<b>INCOME</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>AVG HOUSEHOLD INCOME</b>	57,701	90,746	81,211



# MAP



1424 4TH ST

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