



Each office independently owned and operated

FOR SALE

INDUSTRIAL PROPERTY

4342 MICHLOUD BLVD

NEW ORLEANS, LA 70129

MAX JUGE - RE/MAX COMMERCIAL

3331 Severn Avenue | Suite 200

Metairie, LA 70002



PRESENTED BY:

MAX JUGE

Sales Associate

504.838.0001

LA #995716624

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PROPERTY DESCRIPTION

Former aluminum fabrication facility on Michoud Blvd in New Orleans East; less than a mile from NASA's Michoud Facility. The Facility sits on approx. two acres of land, with a leased perimeter electric fence; the buyer to assume all responsibility relating to the leased fence contract, post-sale. Seven grade-level roll-up doors provide easy access to the entirety of the warehouse. Four bridges, with three, 5-ton bridge cranes servicing the main warehouse. Electrical system is compromised and will need to be completely replaced. There is water damage from a pipe leak in the office, which will require major remediation.

PROPERTY SPECS

(**ALL MEASUREMENTS ARE APPROXIMATE**)

Office SF:	4,000 SF
Low-Span Warehouse (15') SF:	5,000 SF
Main Warehouse (35') SF:	38,000 SF
Building Size:	47,000 SF

DEMOGRAPHICS

0.3 MILES

0.5 MILES

1 MILE

Total Population	3	46	2,267
Average HH Income	\$28,818	\$33,823	\$56,704

OFFERING SUMMARY

Asking Price:	\$1,250,000.00
Land Size:	1.964 acres
Zoning:	BIP (Business Industrial Park)
Asking Price Per SF:	\$26.60/SF
Electric fence:	7,000 Volts (2022) - leased fence
Laydown Yard:	12,000 SF



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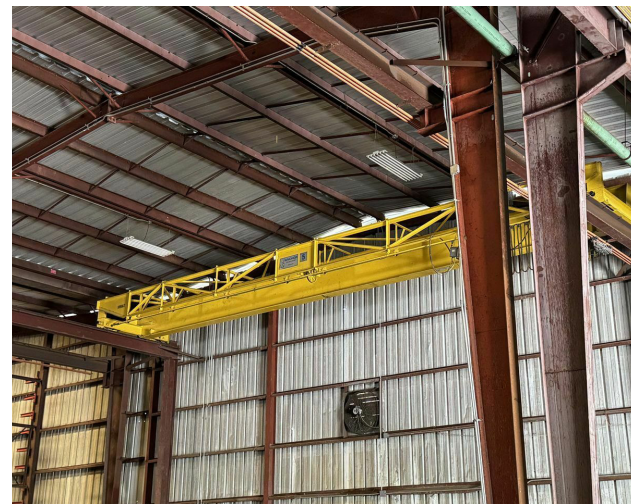
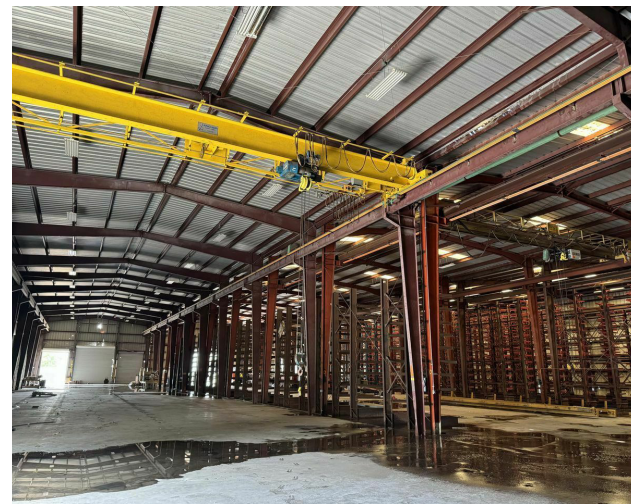
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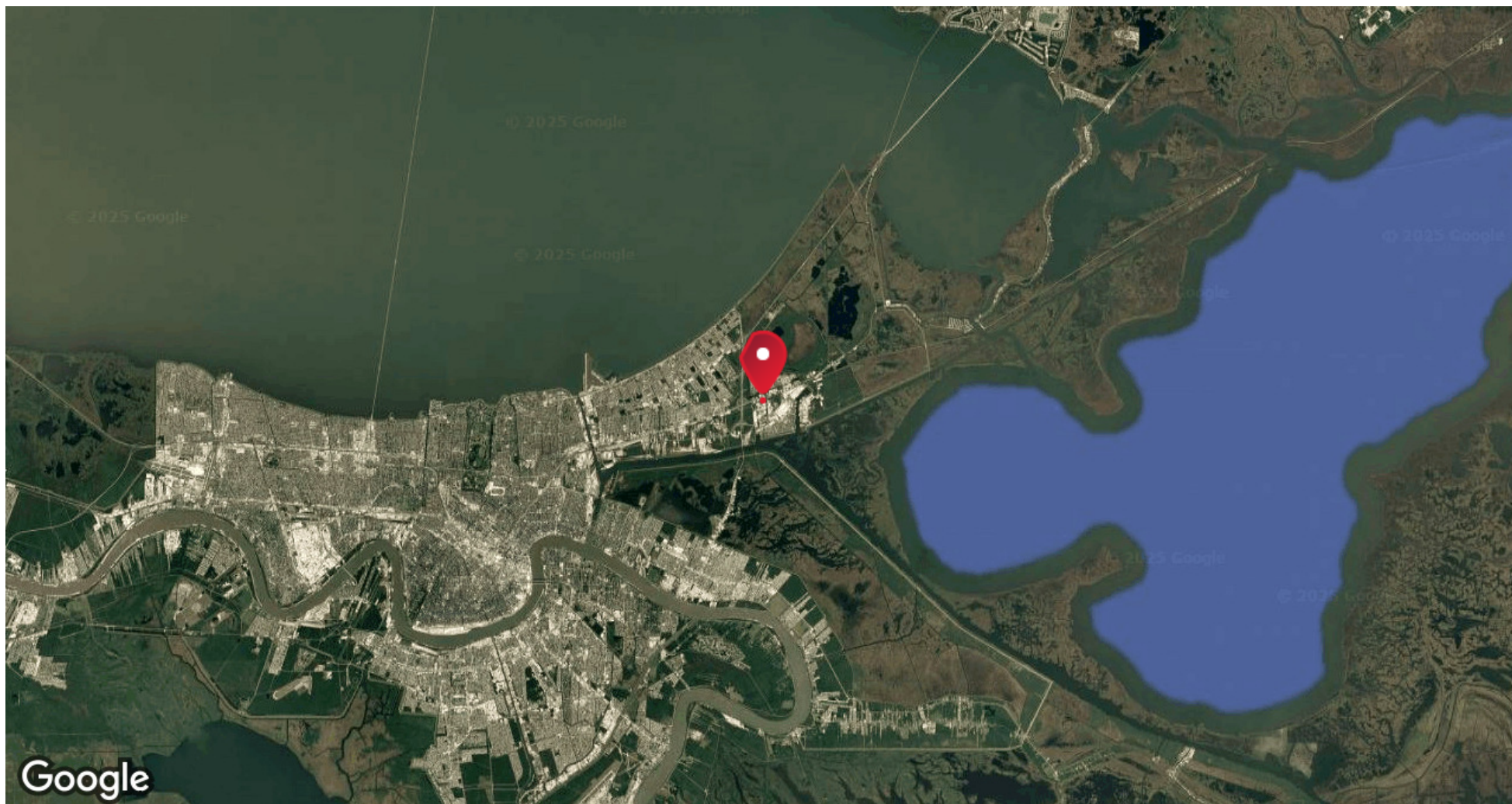
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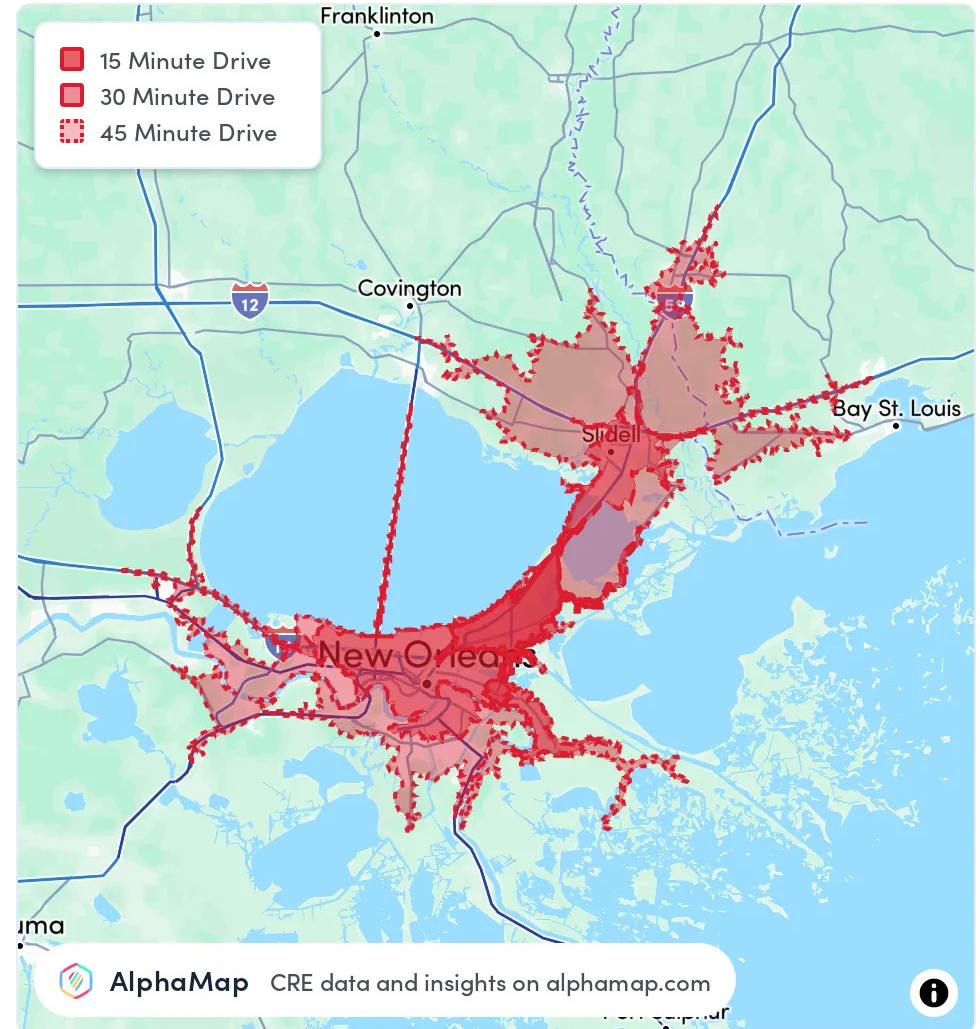
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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	7,801	39,610	77,650
Average Age	35	38	37
Average Age (Male)	34	36	35
Average Age (Female)	36	39	38

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	2,569	14,477	28,526
Persons per HH	3	2.7	2.7
Average HH Income	\$59,578	\$61,114	\$62,262
Average House Value	\$222,789	\$242,984	\$230,525
Per Capita Income	\$19,859	\$22,634	\$23,060

Map and demographics data derived from AlphaMap



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