

1025 AIRLINE DRIVE, KENNER, LA

Approximately 6.75 Acres

Completely Paved, Fenced, and Lit

For Sale \$5,000,000



NEW ORLEANS
INTERNATIONAL AIRPORT

AIRLINE DRIVE

OVERPASS
FROM I-10

**SUBJECT PARCEL
1025 AIRLINE DRIVE
(SEE SURVEY)**

1025 AIRLINE DRIVE, KENNER, LA
OLD USPARK AIRLINE LOT
APPROXIMATELY 6.75 ACRES
COMPLETELY PAVED, FENCED, AND LIT
FOR SALE \$5,000,000

Location

- Incredible access to the Interstate system (see aerial photo & access tab below)
- The site is the location of the old USPARK Airport Parking Lot directly across the street from the south side of the Airport
- The site is approximately 6.75 acres and horseshoes around the Ramada Inn
- The site is 200 feet west of the Hilton New Orleans Airport's full-service hotel
- Zoned Special Industrial

Visibility

- 360 feet of unobstructed visibility on Airline Drive
- Traffic light at main entrance further enhances site's visibility
- All traffic exiting old south terminal looks directly at subject parcel

Access

- Interstate access is superb with I-10 to the north, I-310 to the west, and the overpass from I-10 to directly to Airline Drive to the east (see aerial photo)
- Existing curb cuts provide direct access to the property (see survey). There is a traffic light at the eastern curb cut

Site Improvements

- The site is paved, lit, and has fences on all sides except the eastern boundary
- To replace these site improvements would cost \$5 to \$10 per square foot
- Excellent soil should save significantly on the construction of any new buildings. Note that the closer one is to the Mississippi River the greater the sand content in the soil and the less the muck content in the soil. Construction of all warehouses and other structures on the north side of the airport should be significantly more expensive than on the subject parcel

THIS IS WHERE YOU WANT TO BE

For Additional Information Please Contact

Chloe Dikeou

303.408.9998

SUBJECT PARCEL

1025 Airline Drive, Kenner, LA

Approximately 6.75 Acres

Completely Paved, Fenced, and Lit

