

MULTIPURPOSE OFFICE AND WAREHOUSE FACILITY FOR SALE OR LEASE

819 Central Avenue, Jefferson, LA



Building Area:

A total of 70,612 square feet of building area:

Main Building: 27,817 sq. ft. – first floor (available January 1, 2015)
26,795 sq. ft. – second floor (available immediately)
Warehouse building: 16,200 sq. ft. (available with six months notice to current tenant)

Main Building:

- First floor consists of 4,600 sq. ft. office area and the remainder is open air-conditioned production space (see attached floorplan).
- Second floor is currently demised as three separate office suites of 10,207, 7,000 and 7,224 square feet and is served by an elevator (see attached floorplan).

Warehouse Bldg:

Ground level metal warehouse including 1,600 sq. ft. office area; ground level loading via three 12' x 14' level doors and dock loading via two 10' x 12' truckwell doors

Land Area:

2.89 acres with over 100 parking spaces

Rental Rate:

1st floor air-conditioned warehouse area \$6.75 per square foot, net
Second floor office space \$10.00 per square foot, incl. taxes, insurance & utilities

Sale Price:

\$2,850,000



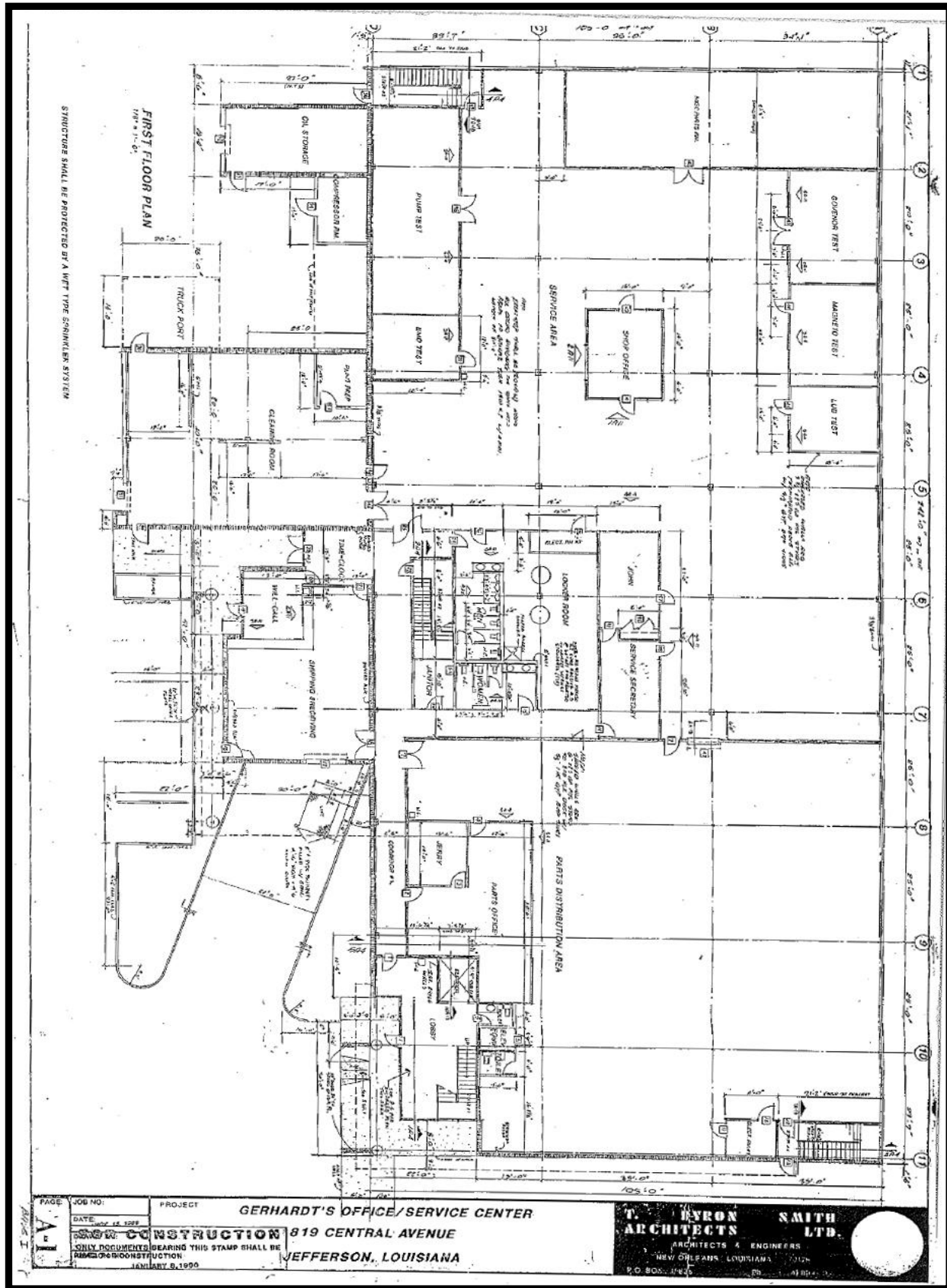
Max J. Derbes, Inc.
REALTORS ■

Max J. Derbes, Inc.
5440 Mounes Street, Ste 100
New Orleans, LA 70123
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CONTACT:
Gerard E. Henry, SIOR
(504) 733 – 4555
gerard@maxderbes.com



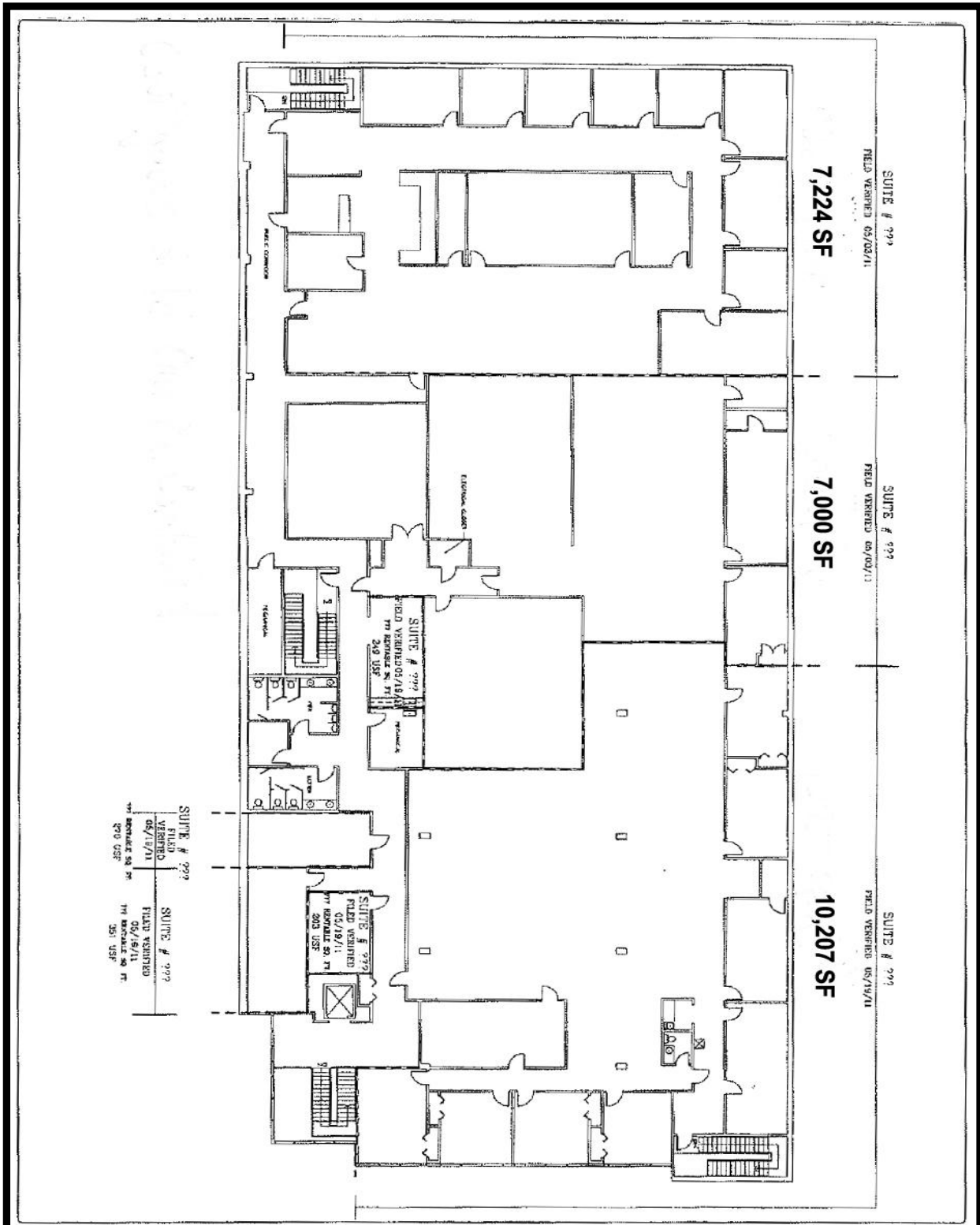
MAIN BUILDING FIRST FLOOR PLAN



PAGE: _____ JOB NO: _____ PROJECT: **GERHARDT'S OFFICE/SERVICE CENTER**
 DATE: **NOV 14 1992**
CONSTRUCTION 819 CENTRAL AVENUE
 ONLY DOCUMENTS BEARING THIS STAMP SHALL BE 3
 REPRODUCED OR RECONSTRUCTED JEFFERSON, LOUISIANA
 JANUARY 9, 1990

T. BYRON SAITH LTD.
 ARCHITECTS & ENGINEERS
 NEW ORLEANS, LOUISIANA
 P.O. BOX 17425

MAIN BUILDING SECOND FLOOR PLAN



SUITE # 224
FIELD VERIFIED
05/11/11
771 BENTLEY SQ. #2
570 USEF

SUITE # 222
FIELD VERIFIED
05/11/11
771 BENTLEY SQ. #2
551 USEF

A-1 <small>SHEET 1 OF 2</small>	<small>SECOND FLOOR PARTIAL AS-BUILT</small> 819 CENTRAL AVENUE <small>JEFFERSON, LOUISIANA</small>	 AGL <small>ARCHITECTURE & INTERIORS INC.</small> <small>451 Stearns Road Suite 206</small> <small>Metairie Louisiana 70006</small>	<small>www.aglinc.com</small> <small>Tel: 504.885.9577</small> <small>Fax: 504.885.9278</small>
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