

Class A Air Conditioned Facility For Sale

1513 Sams Avenue, Elmwood Business Park



- Building Area:** 19,500 s.f. of office and air conditioned production and storage space.
- Office Area:** 7,500 s.f. of office space on two floors, in excellent condition
- Land Area:** 26,850 s.f. on corner of Sams Avenue and Blessey Street
- Eave Height:** 20 feet clear
- Loading:** Dock height via one truck well and ground level via one 10' x 14' overhead door
- Zoning:** M-2, (with light industrial restrictions)
- Parking:** 22 onsite parking spaces
- Miscellaneous:** Formerly occupied for use as a high quality production / printing facility; heavy floor load capacity; 4,000 AMP electrical service; 3,500 s.f. built out office space on heavy duty mezzanine; compressed air lines in production areas.
- Sale Price:** \$1,595,000



Max J. Derbes, Inc.
5440 Mounes Street, Ste 100
New Orleans, LA 70123
WWW.MAXDERBES.COM

CONTACT:
Gerard Henry, SIOR
(504) 733 - 4555
gerard@maxderbes.com