

Crane Served Facility Available

129 E. Third Street, Kenner, LA



Legal: Lot M-1, Oakland Plantation, Section 38, T12S, R9E, City of Kenner, Jefferson Parish, Louisiana (see survey attached).

Building Description: An approximately 37,504 square foot ground level industrial facility which includes approximately 5,561 sq. ft. of office area, 905 sq. ft. of which is newly constructed first floor office and 938 sq. ft. is shop office and lunchroom. Three (3) bay building is served by six (6) overhead cranes, including two (2) 3-ton cranes (eastern bay), and four (4) 5-ton cranes in the middle and western bays. Also, middle bay is also served by four (4) 2-ton jib cranes. See attached floor plan for building layout. Construction is steel frame with insulated metal roof & walls with brick veneer around exterior portion of main office. Features include heavy electrical service, substantial floor load capacity, compressed air piping and two (2) shop restrooms. Originally constructed for Manufab, Inc. for custom metal fabrication. Successor to Manufab, Inc. is consolidating its operations into a larger facility currently in operation elsewhere, so the subject is being offered for sublease or for sale. Sublease term is approx. 3 ½ years with additional lease term available with owner beyond sublease term.

Land: 82,896 sq. ft. +/- (Lot M-1 only)

Zoning: S-I, Special Industrial; however City of Kenner has approved site for use as a “metals fabricator and manufacturer”.

Loading: Eight (8) large electrically operated ground level overhead doors measuring 14' x 16', 18' x 18' or 18' x 20'.

Additional: Adjacent Lot Z-1-A (west side of facility) comprising approx. 68,805 sq. ft. of land also available (same owner); shared common driveway servitudes on east and west sides of building (shown on attached survey).

Available: January 1, 2016

Sublease Rental Price: \$16,500.00/month, net (current net charges are approx. \$1.17/sq. ft. per year)

Marketing Sale Price: \$1,980,000, all Cash to Seller



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REALTORS ■

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