



ELMWOOD MANUFACTURING FACILITY FOR SALE OR LEASE

600 ELMWOOD PARK BOULEVARD | JEFFERSON PARISH, LA



BUILDING DESCRIPTION

Located on corner of Pepsi Street, near intersection of Jefferson Hwy. A 2-storied office and light assembly/light manufacturing facility, currently used by a large printing operation. Construction is steel frame with insulated (cellulose) metal roof and walls of metal and concrete block. Grade and dock loading (via recessed truckwell). Facility is comprised of the following areas:

First Floor: Gross area of approx. 70,252 s. f. of air-conditioned office area (2,311 s. f. +/-) and production area which is fully sprinklered. Air conditioned production space includes the following areas: press room and bindery, prepress, ink office & lab, roll storage, sheeter room, knife room & maintenance, loading dock (3600 sf non-HVAC) and production offices, lunch room, conference room and electrical room.

Second Floor: Approx. 11,250 s. f. of air-conditioned office area accessed by various stairwells. Also additional 60,000 s. f. of non-temperature controlled mezzanine storage area (concrete floor), which is accessed by freight elevator and/or various stairwells. Second Floor is also sprinklered and vented with large powered wall fans.

Total Improved Building area: 81,502 s. f. (exclusive of 60,000 s. f. (+/-) concrete mezzanine storage area)

Max J. Derbes, Inc.
REALTORS ■

CONTACT
DAVID QUINN, SIOR

OFFICE 504.733.5981
CELL 504.236.7672
david@maxderbes.com

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5440 Mounes Street, Ste 100
New Orleans, LA 70123





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LAND AREA

2.37 acres with 277.23' frontage on Elmwood Park Blvd./274.81' rear x depths of 374' (Pepsi Street frontage)/373.99'

LEGAL DESCRIPTION

Lot 12-A, Parcel 3, Elmwood Industrial Park, Jefferson Parish, Louisiana

ZONING

M-2, Industrial; however, Elmwood Industrial Park restrictive covenants restrict uses to a maximum of M-1, Industrial.

FLOOD RATING

Zone X

OVERLAY ZONE

CPZ, per Jefferson Geoportal website.

ADDITIONAL

- 2,400 & 1,200 amp, 3 phase electrical service
- Freight elevator access to mezzanine level
- Column spacing: 25' x 37' (1st floor)
25' x 73' (2nd floor)
- Roof recoated in 2007

AVAILABLE

Immediately for Purchase but leased thru December 2020

LEASE RATE

\$32,875 per month, net.

SALE PRICE

\$5,300,000

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LOADING DOORS



RECESSED DOCKS



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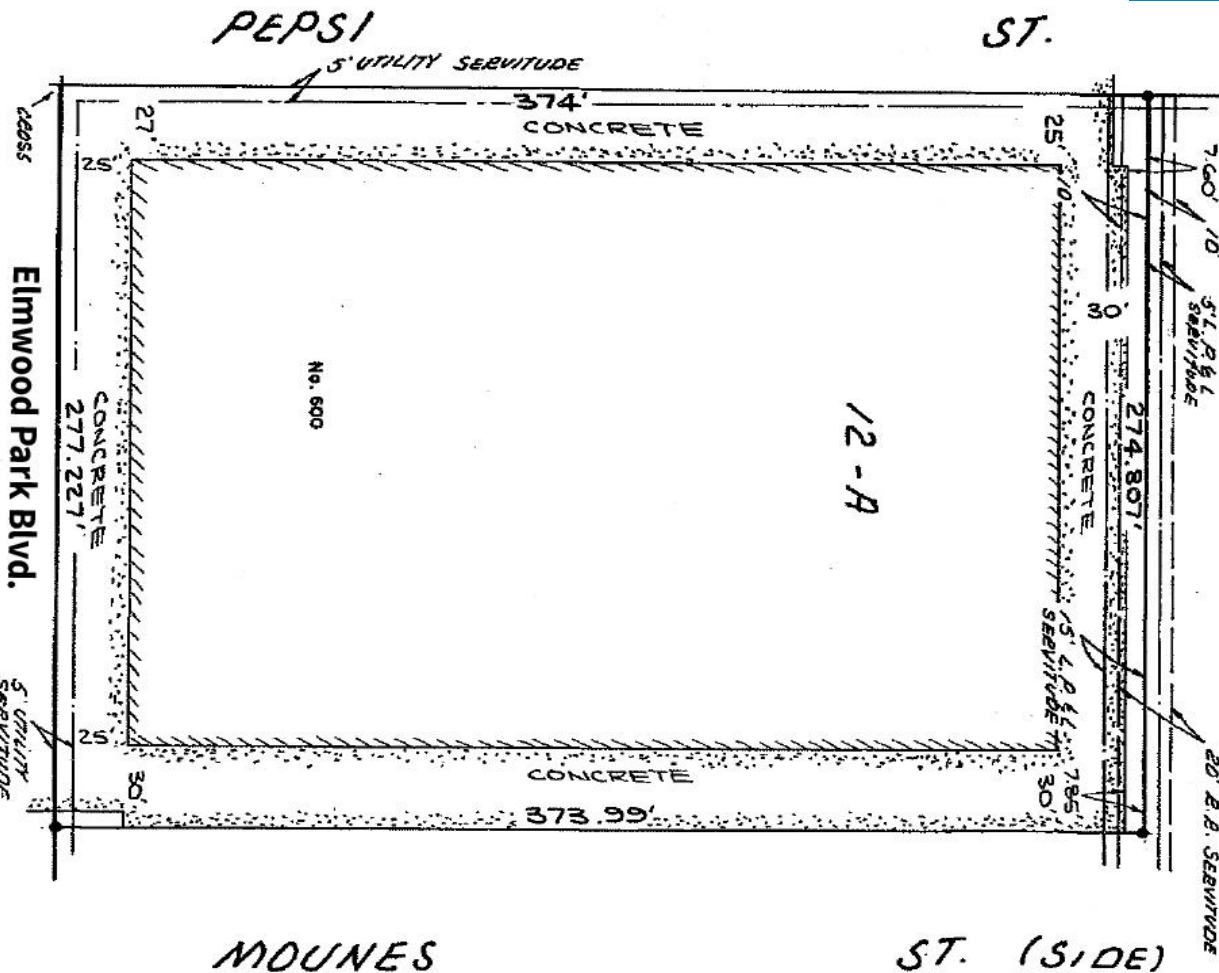


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SURVEY

DISTRIBUTORS 86-14542 ROW (SIDE)
PARCEL 3
ELMWOOD INDUSTRIAL PARK
JEFFERSON PARISH, LA.



(Formerly WHOLESALERS

PRVY.)

MEFAIRIE, LA.

SEPTEMBER 2, 1976

SURVEY MADE AT THE REQUEST OF
SHUSHAN, MEYER, JACKSON, McPHERSON
& HERBZOG AND AMERICAN TITLE INS. CO.

MARCH 28, 1986
RESERVED AT THE REQUEST OF MILLING, BENSON, WOODWARD, HILLIER,
PIERSON & MILLER FOR THE ACCT. OF MR. & MRS. CECIL W. KEENEY
FIRST AMERICAN TITLE INS. CO. & WHITNEY NATIONAL BANK OF
NEW ORLEANS.

CERTIFIED CORRECT
J. J. KREBS & SONS, INC.

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108 No. 765942 - 860220

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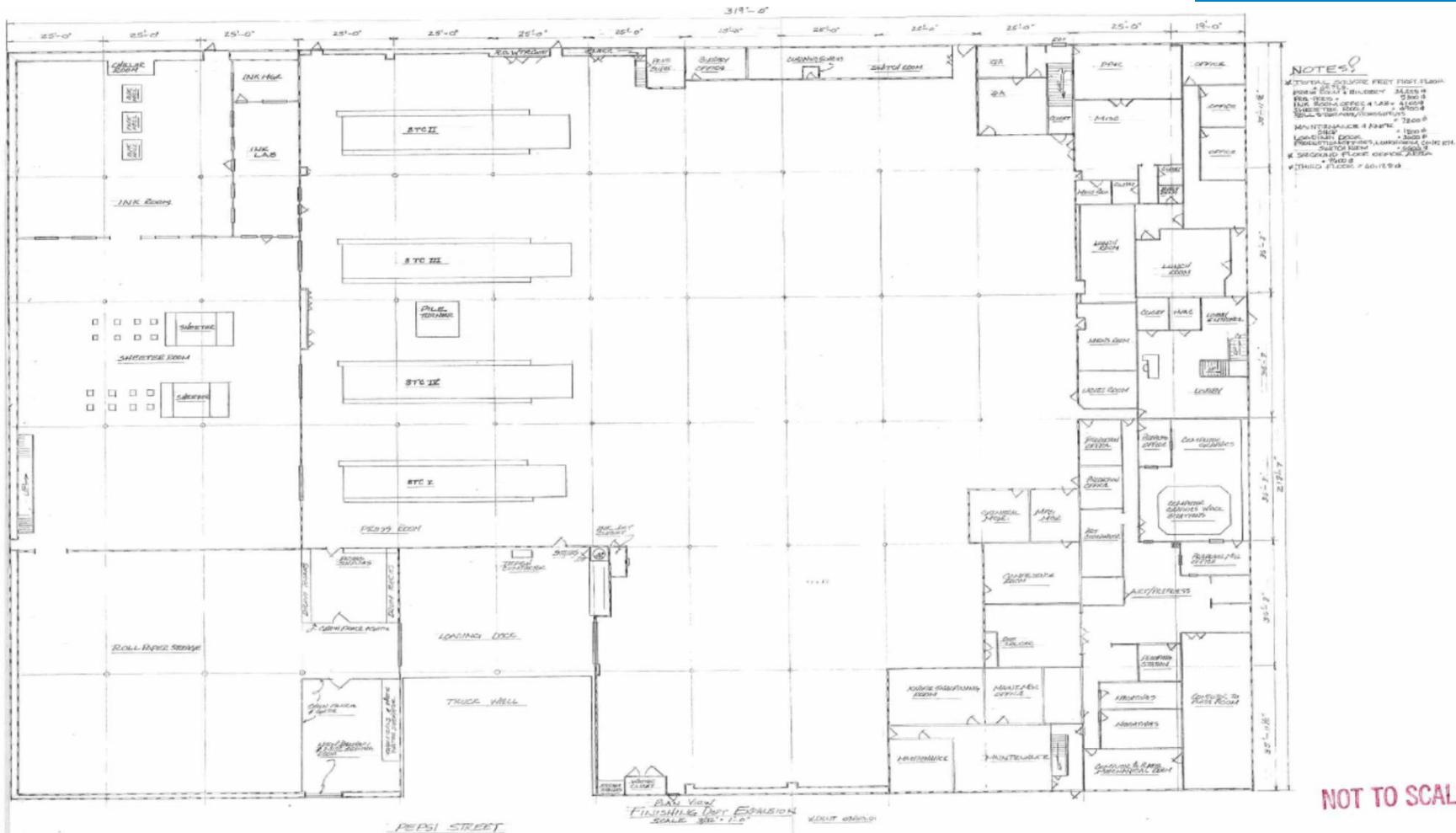




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1st FLOOR PLAN



NOT TO SCALE

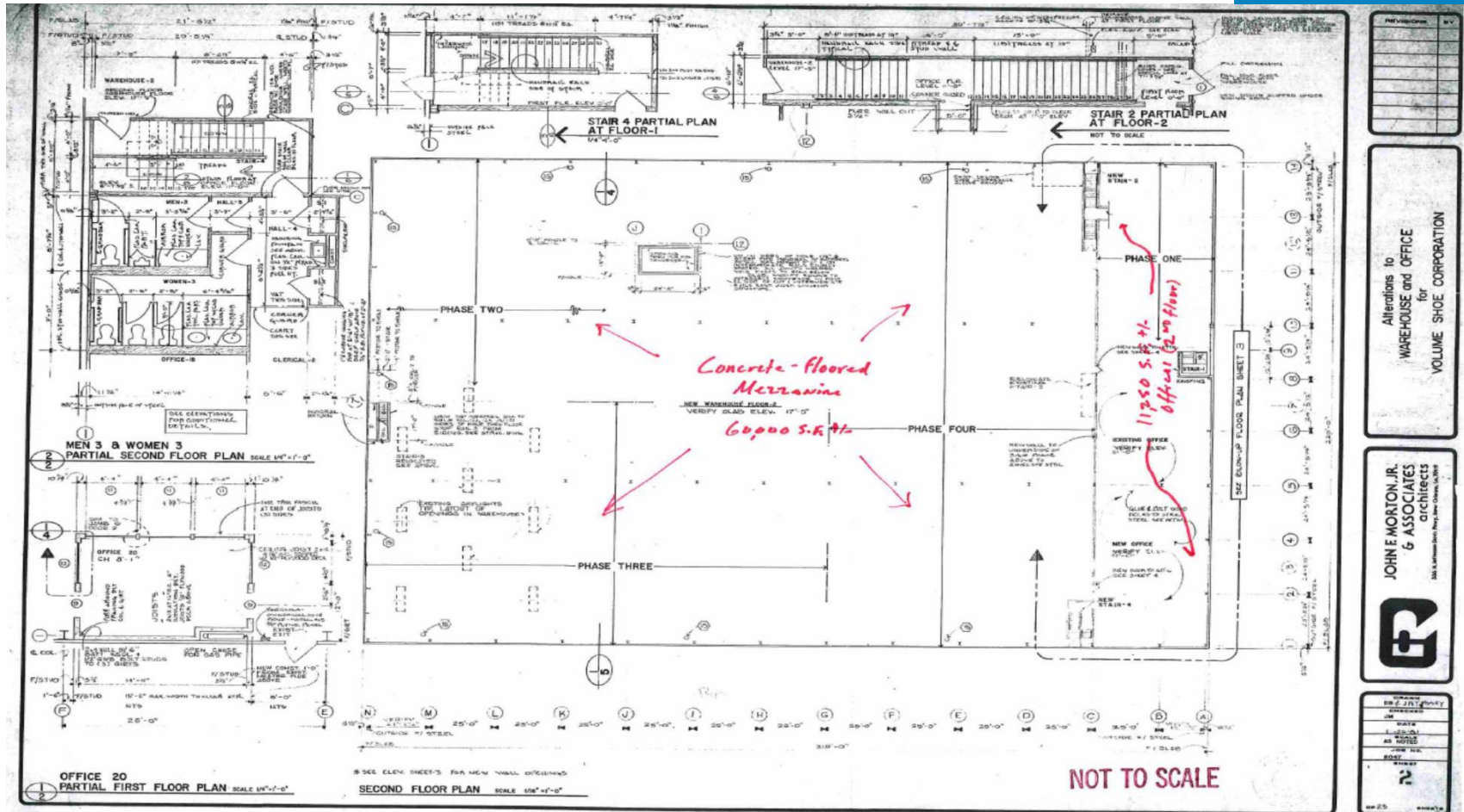
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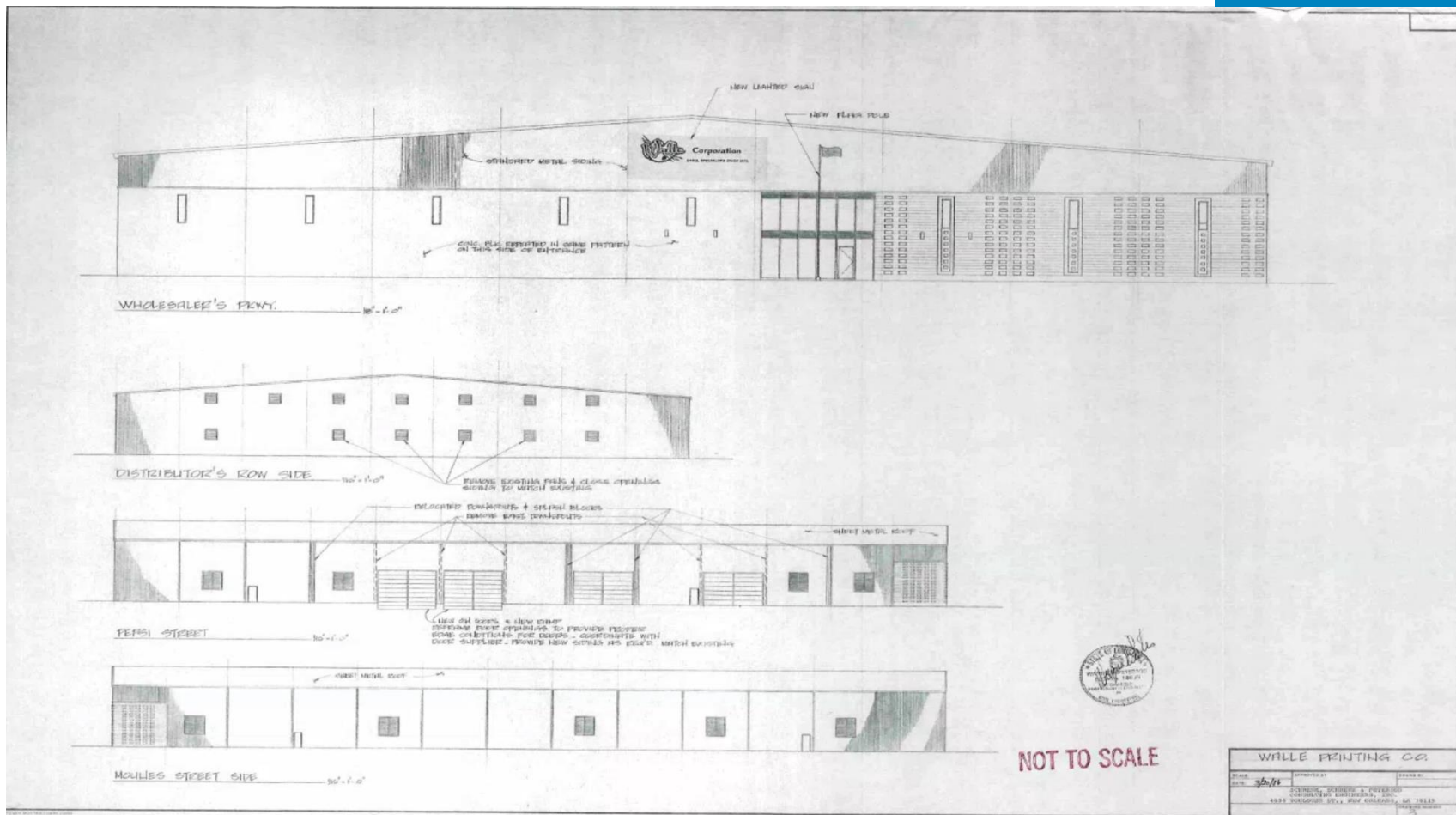




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ELEVATION DRAWING



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