

DRY & COLD STORAGE INDUSTRIAL FACILITY FOR SALE - **REDUCED** ELMWOOD BUSINESS PARK



ADDRESS: 5739 and 5801 "G" Street (just off Edwards Avenue)
Elmwood Business Park
Jefferson Parish, Louisiana

LEGAL: Lots M-1-A and Lot F, Elmwood-Lafreniere Plantation
Jefferson Parish, Louisiana

BUILDING DESCRIPTION: 5801 "G" Street - 61,525 sq. ft. +/- of total building area comprised of miscellaneous former potato and vegetable processing areas, cold storage areas, ripening rooms (26 total), dry storage and offices. Constructed in 1960's. Accessed by ten (10) dock height overhead doors with dock levelers.

5739 "G" Street - An "L" shaped office/warehouse building connected to 5801 "G" Street with an enclosed concrete and metal building. Total building area of approximately 108,000 sq. ft., including approximately 32,000 sq. ft. of cold storage (coolers) and cold vegetable processing rooms with floor-trenched drains, 6,140 sq. ft. +/- office and dry storage. Covered loading docks with 10 dock height overhead doors with levelers. (See site plan on reverse)

TOTAL AREAS: 5801 G Street: 61,525 Sq. Ft.
5739 G Street: 108,000 Sq. Ft.
Total GBA Area: 169,525 Sq. Ft.

LAND AREA: 8.58 acres +/-

ZONING: M-2, Industrial District

ADDITIONAL: * Subject property could be combined with adjacent 700 Edwards Avenue facility (200,000 sq. ft. building area on 6 acre site) to form an approximate 14.5 acre site with approx. 370,000 sq. ft. +/- of total building area.
* Formerly occupied by Dixie Produce as a potato and vegetable processing, packaging and storage facility.
* Large paved truck court/outside storage area with sub-surface drainage.

ASKING PRICE: ~~\$4,800,000.00~~ ~~\$3,950,000.0~~ **\$3,700,000.00**

FURTHER INFO: David B. Quinn, SIOR
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MAX J. DERBES, INC.
REALTORS

