

Harvey Office Warehouse Building

2221 Arlington Avenue, Harvey, LA 70058

Property Type: Office Warehouse for Sale
Office Type: Office Warehouse Building
Legal Description: Lots 38-45, Square 125
South New Orleans
Zoning: M1, Industrial District
Sale Price: \$139,900.00
Unit Price: \$29.46 Per SF
Sale Terms: Cash to Seller
Ceiling Clearance: 11' to 15' in Warehouse
Nearest MSA: New Orleans-Metairie-Kenner
County: Jefferson
Property Use Type: Vacant/Owner-User, Business
Gross Building Area: 6,450 SF
Building Size: 6,082
Lot Size: 200' X 100' (.0459 acres)
Construction/Siding: Steel Frame with concrete block,
corrugated metal and vinyl siding
Parking: Surface



Property Overview

The building is steel frame construction with concrete block, corrugated metal panel and vinyl siding exterior. It is situated on a concrete slab and has a pitched metal roof. The interior of the warehouse area is unfinished with exposed concrete walls and ceiling. The office area has tile and carpet flooring with sheetrock walls and acoustic drop ceiling. Property also contains three overhead roll-up doors for warehouse access measuring 12' X 12', 12' X 10' and 12' X 14'. Building is positioned on approximately 0.5 acres. For more information on this property, please contact Scott Rojas at 504-875-3908.

Property Contact

Scott Rojas
Jefferson Parish Economic Development Commission
700 Churchill Parkway
Avondale, LA 70094

Phone: 504-875-3908
E-Mail: srojas@jedco.org

Property Survey

SQUARE 125
SOUTH NEW ORLEANS SUBDIVISION
JEFFERSON PARISH, LOUISIANA

WASHINGTON AVENUE (SIDE)

TENTH STREET (SIDE)

97-37944

ARLINGTON

AVENUE

ELEVENTH STREET

HARVEY, LA.

SURVEYED IN ACCORDANCE WITH THE LA. MINIMUM
STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A
CLASS C SURVEY, MADE AT THE REQUEST OF LARRY C.
PIENO, ATTORNEY AND RANDY WAINWRIGHT AND
RICHARD WAINWRIGHT.

JULY 2, 1997

DUFRENE SURVEYING
9th ENGINEERING, INC.

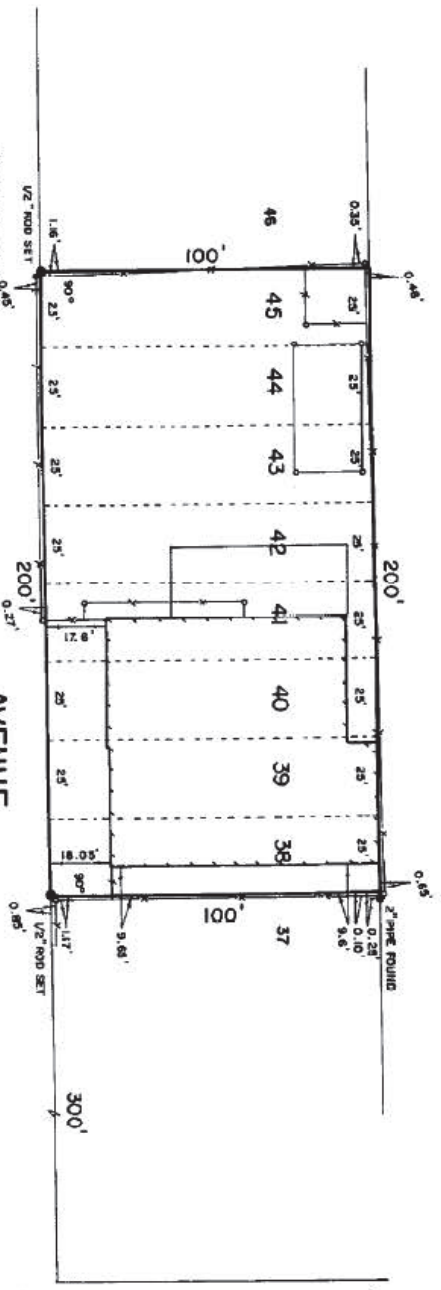
[Signature]



THE SURVEYING AND MEASUREMENTS SHOWN ON THIS SURVEY
WERE MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION
AND I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE
STATE OF LOUISIANA. I AM NOT PROVIDING ANY GUARANTEE THAT THE
APPLICABLE SURVEYING AND MEASUREMENTS ARE CORRECT EXCEPT
THE SURVEYOR HAS MADE THE NECESSARY CHECKS TO PREVENT
ERRORS IN COMPLETING THE DATA FOR THIS SERVICE.

SCALE: 1" = 40'
C.L. FENCE

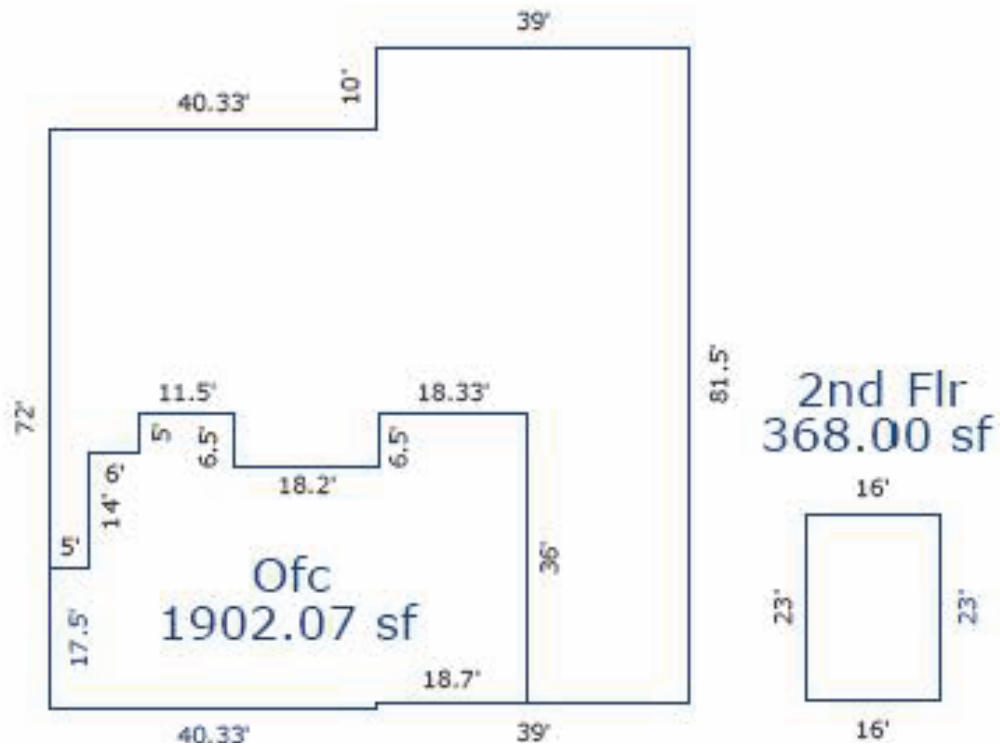
97-0811



Property Sketch

Building Shell

6082.50 sf



AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	Bldg Shell	6082.50	
	Ofc	1902.07	
	2nd Flr	368.00	8352.56
Net LIVABLE Area		(rounded)	8353

LIVING AREA BREAKDOWN		
	Breakdown	Subtotals
Bldg Shell		
	0.50 x 40.33	20.17
	10.00 x 39.00	390.00
	71.50 x 79.33	5672.33
Ofc		
	40.33 x 0.50	20.17
	59.03 x 17.00	1003.57
	6.50 x 18.33	119.17
	1.50 x 17.50	26.25
	12.50 x 54.03	675.42
	5.00 x 11.50	57.50
2nd Flr		
	16.00 x 23.00	368.00
10 Items		(rounded) 8353

Property Flood Map



PROPERTY ADDRESS:
2221 Arlington Ave, Harvey, LA, 70058






FLOODSCAPE™

Flood Hazards Map

Map Number
22051C0135E

Effective Date
March 23, 1995

Flood Legend

-  High flood risk
-  Moderate flood risk
-  Low flood risk

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469.574.1234

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