FOR SALE OR LEASE

Address: 325 Hord Street, Elmwood Business Park
Jefferson Parish, Louisiana

Legal: Plots A-1 & B-1, Lafreniere Plantation, Jefferson Parish, LA

Site: 5 acres +/-; approx. 70,000 s.f.+/- of site is concrete paved, and it fronts Beven and Hord Street; entire site is secured with chain link fencing.

Building Description: Ground level steel frame, metal clad office/warehouse buildings containing a gross building area of approx. 92,000 square feet (GBA includes 3,300 sq. ft. +/- office area); improvements are comprised of several interconnected, contiguous buildings, constructed between 1965 and 1975; most of the buildings are sprinklered and the property was formerly rail served; the eave heights range from 18 to 24 feet. Former occupant was a manufacturer of wire mesh and other wire products.

Not included in total building area is an additional 12,000 sq. ft. of covered, unenclosed storage area; building floors are designed for heavy load capacity as confirmed by prior use; buildings are equipped with heavy electrical service (2000 & 1000 amp panels) and a portion of the building was formerly served by an overhead crane and/or hoists (all of the crane/hoist equipment has been removed).

Truck loading is via several ground level overhead doors and dock height via a truck well and a ramp to dock height platform for two (2) trucks.

Zoning: M-2, Heavy Industrial

Sale Price: $2,750,000.00 ($29.89/sf)

Lease Price: $2.75 per sq. ft., net (owner may lease in smaller sections for higher rate)

Additional: Approx. 16,000 sq. ft. of total building area leased presently to Grabeau Ameristeel for 1 year term.

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