

Site: Knight-Celotex

Aerial Photograph:



 Primary sites

Site Characteristics:

Location: 7500 Fourth Street, Marrero; generally bounded by the Mississippi River and River Road (La. Hwy. 18), Marrero Road, the Union Pacific Railroad and Klein Lane; site is located in unincorporated Jefferson Parish

Size: 79.44 acres (includes batture Lot B6)

Jefferson Parish, LA

Site: Knight-Celotex (continued)

Parcel Information:

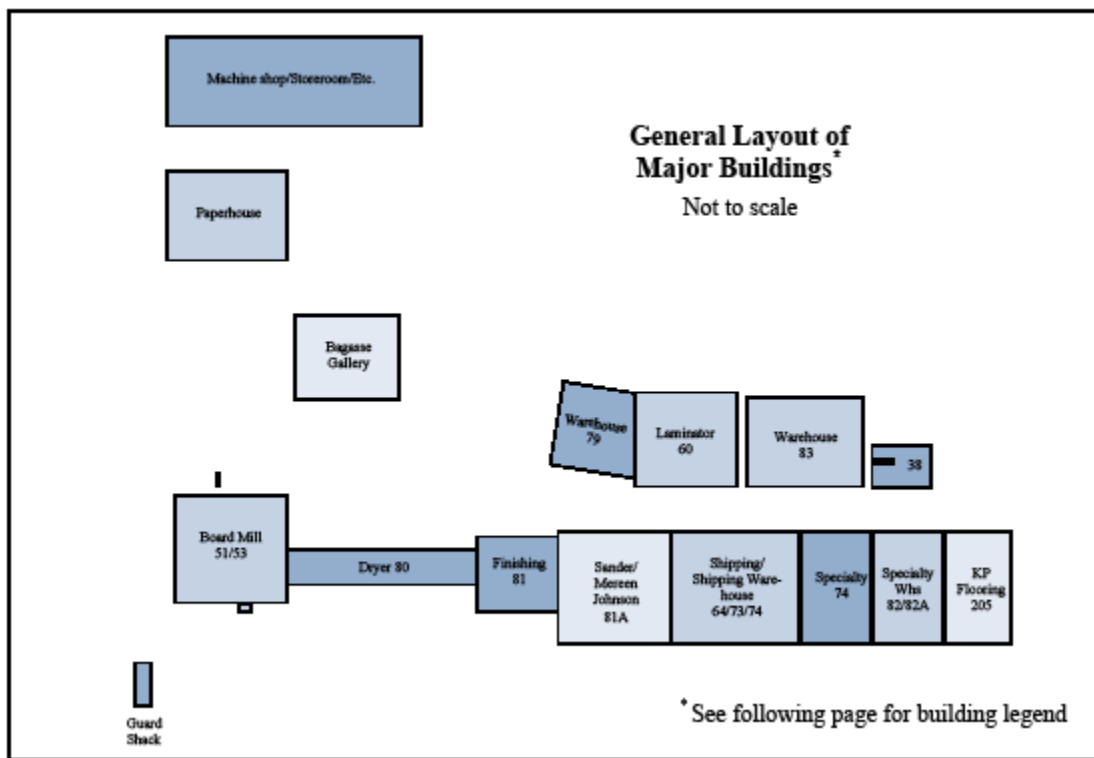
Lot No.	Subdivision Name	Acreage	Frontage	Status
Undesignated Lot	Ames Farms Industrial Sites	33.56	+/- 3,951 ft. of total frontage on Fourth St. (frontage of individual lots unknown)	Owner will consider leasing or selling entire or part of site
1	Ames Farms Industrial Sites	5.14		Owner will consider leasing or selling entire or part of site
13	Ames Farms Industrial Sites	8.60		Owner will consider leasing or selling entire or part of site
A	Ames Farms Industrial Sites	11.33		Owner will consider leasing or selling entire or part of site
D	Ames Farms Industrial Sites	6.23		Owner will consider leasing or selling entire or part of site
C3B	Southeast District	10.36	+/- 624 ft. on River Rd.	Owner will consider leasing or selling entire or part of site
48 ft. strip	Southeast District	.891 (38,811 sq. ft.)	+/- 48 ft. on River Rd.	Owner will consider leasing or selling entire or part of site
B6	Southeast District	4.21	+/- 400 ft. on Mississippi River	Owner will consider leasing or selling entire or part of site
Totals		79.44 acres total site area	<ul style="list-style-type: none"> • +/- 400 ft. on Mississippi River • +/- 624 ft. on River Rd. • +/- 3,951 ft. on Fourth St. 	

Site: Knight-Celotex (continued)

Site Details:

Zoning:	M-2, Industrial District
Interstate Access:	Site fronts on Fourth Street; close proximity (1/2 mile) to River Road (La. 18); within five (5) miles from Huey P. Long Bridge; approximately one and one-half (1 ½) miles to the Westbank Expressway (U.S. Hwy 90); approximately fourteen (14) miles to Interstate 10
Rail Access:	Rail service provided by Union Pacific, with spur on site
Port Access:	Access to the Mississippi River
Airport Access:	Approximately 12 miles to the Louis Armstrong International Airport
Adjacent Land Uses:	Primarily industrial uses and buildings; commercial and residential uses located south of Fourth Street

Building Information:



Jefferson Parish, LA

Site: Knight-Celotex (continued)

Building Information (continued):

Building Legend (see previous page for building layout)

Building	Date	Stories	Size	Walls	Roof	Occupancy
205	1953	1	53,704	Metal	Lap Seam, Steel Truss	Knight Premium Flooring
82	1947	1	39,004	Metal	Lap Seam, Steel Purlins	WIP to 12 ft.
82	1947	1	9,016	Metal	Lap Seam, Steel Purlins	WIP to 12 ft.
74	1941	1	54,684	Metal	Lap Seam, Steel Purlins	Expansion Joint Mfg.
73	1941	1	15,360	Metal	Lap Seam, Steel Truss	Shipping, WIP
64	1935	1	37,632	Metal	Plank/Timber on St. Truss	Shipping
60	1931	1	69,048	Metal	Lap Seam, Steel Purlins	Lamination
83	1947	1	80,601	Metal	Lap Seam, Steel Truss	Vacant, Misc. Storage
79	1945	1	60,600	Metal	Lap Seam, Steel Purlins	Vacant, Misc. Storage
81A	1947	1	81,188	Metal	Plank/Timber on St. Truss	Cutting/Clay Coating
81	1947	1	22,532	Metal	Plank/Timber on St. Truss	Finished Board to 12 ft.
80	1947	1	18,660	Metal	Plank/Timber on St. Truss	Dryer: No Operations
51/53/54	1926	1	53,373	Metal	Lap Seam, Steel Truss	Board Mill: No Ops., Vacant
50	1947	1	11,388	Metal	Lap Seam, Steel Truss	Bagasse: No Ops., Vacant
23	1922	1	24,684	Metal	Lap Seam, Steel Purlins	Paperhouse: Vacant
14	1923	1	27,462	Metal	Lap Seam, Steel Purlins	Machine Shop
16	1921	1	6,655	Wood	Wood Frame	Office: Vacant