

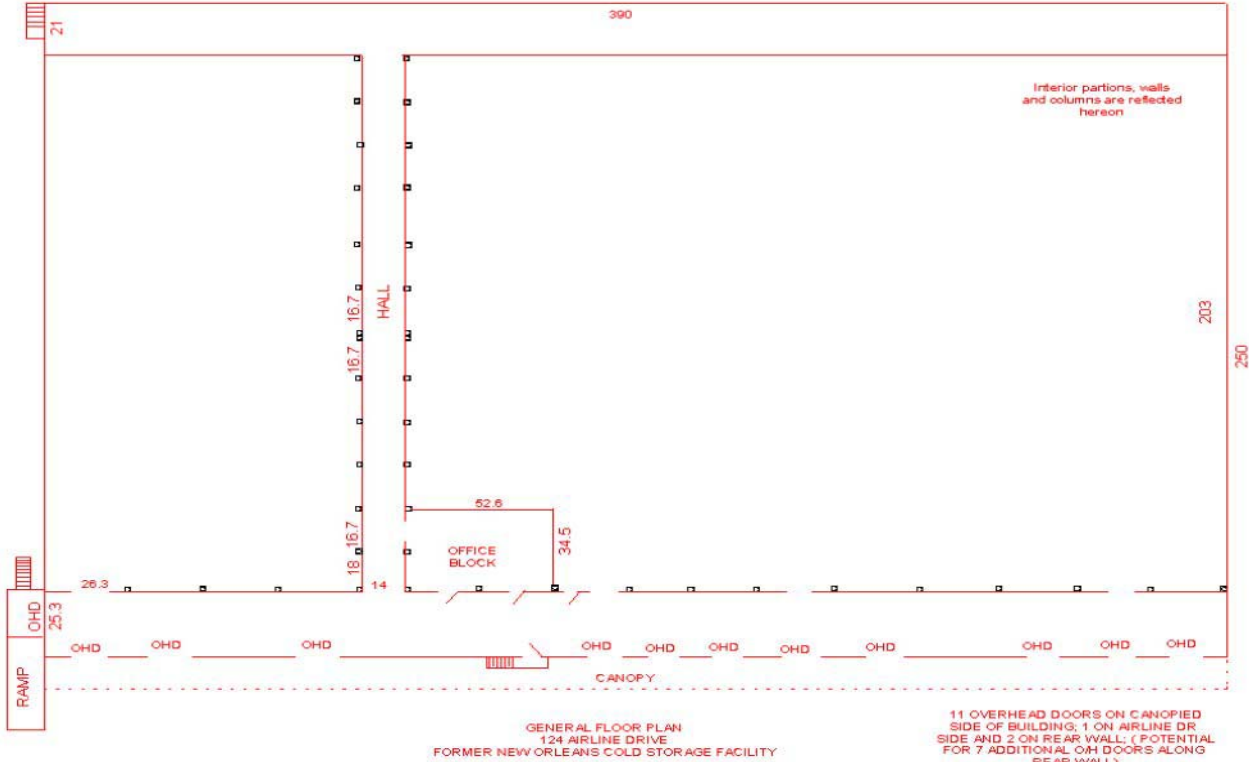
REDUCED PRICE
LARGE INDUSTRIAL FACILITY FOR SALE
LA BARRE BUSINESS PARK



- ADDRESS:** 124 Airline Drive (just off Airline Drive and Cold Storage Road behind new M & A Supply Co. facility @ 200 L & A Road in LaBarre Business Park) Jefferson Parish, LA (near Orleans Parish boundary line)
- LEGAL DESCRIPTION** Lot E-3, Ludger Fortier Plantation, Jefferson Parish, Louisiana (see attached site plan)
- BUILDING DESCRIPTION:** An approximately 97,500 square foot dock height industrial facility formerly used as a cold storage distribution facility. Construction of steel frame with walls of metal and transite. Two (2) unfinished office suites (not connected) form a portion of the 97,500 sq. ft. +/- facility. Built in 1956. New roof installed following damage caused by Hurricane Katrina.
- LAND AREA:** 6.38 acres +/-
- ZONING:** M-1, Industrial District
- LOADING:** Dock height via eleven (11) overhead doors on canopied side and two (2) former rail doors (w/potential for an additional 7 doors) on rear side. Also, access to ground level via ramp on Airline Drive side.
- ADDITIONAL:**
- * Recently completed and improved access from Airline Highway
 - * Easy access to Earhart Expressway from L&A Road (now) and ultimately to Jefferson Highway via Dakin Street once completed
 - * Enterprise Zone Status
 - * Loading potential on both sides of building (covered loading on Canal side)
 - * New roof installed post-Katrina
 - * Seller will require that the ultimate use of the facility not be directly competitive with New Orleans Cold Storage's business (i.e. cold storage public warehousing)
 - * Billboard sign on property generates approx. \$6,000/yr revenue
- PRICE:** ~~\$2,900,000.00~~ **\$2,500,000.00** \$1,300,000 (10/08)
- FURTHER INFO:** David B. Quinn, SIOR
Max J. Derbes, Inc.
5440 Mounes Street, Ste 100
New Orleans, LA 70123
(504) 733-5981 (direct line)
email: david@maxderbes.com
www.maxderbes.com

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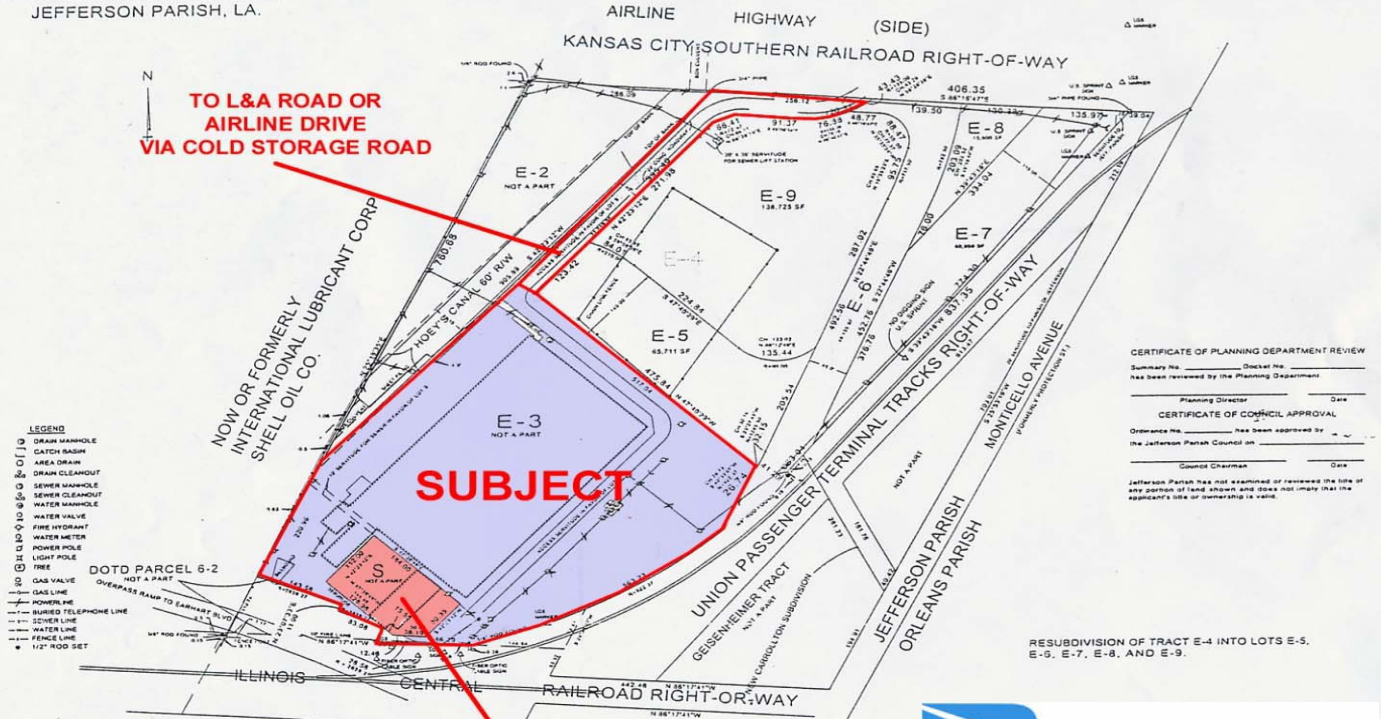




GENERAL FLOOR PLAN
124 AIRLINE DRIVE
FORMER NEW ORLEANS COLD STORAGE FACILITY

11 OVERHEAD DOORS ON CANOPIED SIDE OF BUILDING; 1 ON AIRLINE DR SIDE AND 2 ON REAR WALL; (POTENTIAL FOR 7 ADDITIONAL OHD DOORS ALONG REAR WALL)

SECTION 38, T 12 S, R 11 E
LUDGER FORTIER PLANTATION
JEFFERSON PARISH, LA.



CERTIFICATE OF PLANNING DEPARTMENT REVIEW
 Summary No. _____ Docket No. _____
 has been reviewed by the Planning Department
 Planning Director _____ Date _____

CERTIFICATE OF COUNCIL APPROVAL
 Ordinance No. _____ has been approved by
 the Jefferson Parish Council on _____
 Council Chairman _____ Date _____

Jefferson Parish has not examined or reviewed the title of any portion of land shown and does not imply that the applicant's use or generation is valid.

RESUBDIVISION OF TRACT E-4 INTO LOTS E-5, E-6, E-7, E-8, AND E-9.

BEARINGS ARE BASED ON SURVEY BY COLEMAN KUHNS DATED JAN. 24, 1979 AND RESUBDIVISION PLAN BY DUPRENE SURVEYING & ENGINEERING INC. DATED MAY 11, 1998

THE SEPARATE LOTS AND THE ENTIRE TRACT SHOWN ON THIS PLAN ARE SUBJECT TO THE EASEMENTS, RIGHTS AND INTERESTS OF OTHER PARTIES AS SHOWN ON THE RECORD PLANS AND SURVEYS OF RECORD IN THE PUBLIC RECORDS OF THIS PARISH.

SCALE IN FEET

MAX J. DERBES, INC.
REALTORS