

# KINSALE (SILO) BUILDING

800 Webb Street

Jefferson, Louisiana 70121

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**Total Building: 70,000 SF**

**Lot Size: 3.1 Acres**

**Warehouse, 1st Floor:** Total 58,871 SF ±

Partitioned and Firewalled for comfort .....28,482 SF ±

Storage.....30,389 SF ±

Warehouse and Office have sprinklers and multi-zone alarm system

Main Warehouse Floor includes: Men/Women Bathrooms

Employee Breakroom

Industrial Washroom

Secure Tool Room

Warehouse Office

Dock loading via truck well will handle 2 trailers simultaneously. Additional large door loading in rear

Warehouse is wired for 220 volt, 3 phase

**Second Floor :** Concrete mezzanine. Total 11,000 SF ±

Office Approx. 4,000 SF ± and storage/added office Approx. 7,000 SF ±

Second Floor includes Men/Women Bathrooms, and is wired for 120 volt, 1 phase; however 220 volt, 3 phase is available

Private entrance to all offices and Balcony overlooking warehouse

**Parking:** 140 + spaces in secure, lighted, gated, and paved parking lot. Additional parking possible in rear lot (80+ spaces)

**Zoning:** M2 (Heavy Industrial)









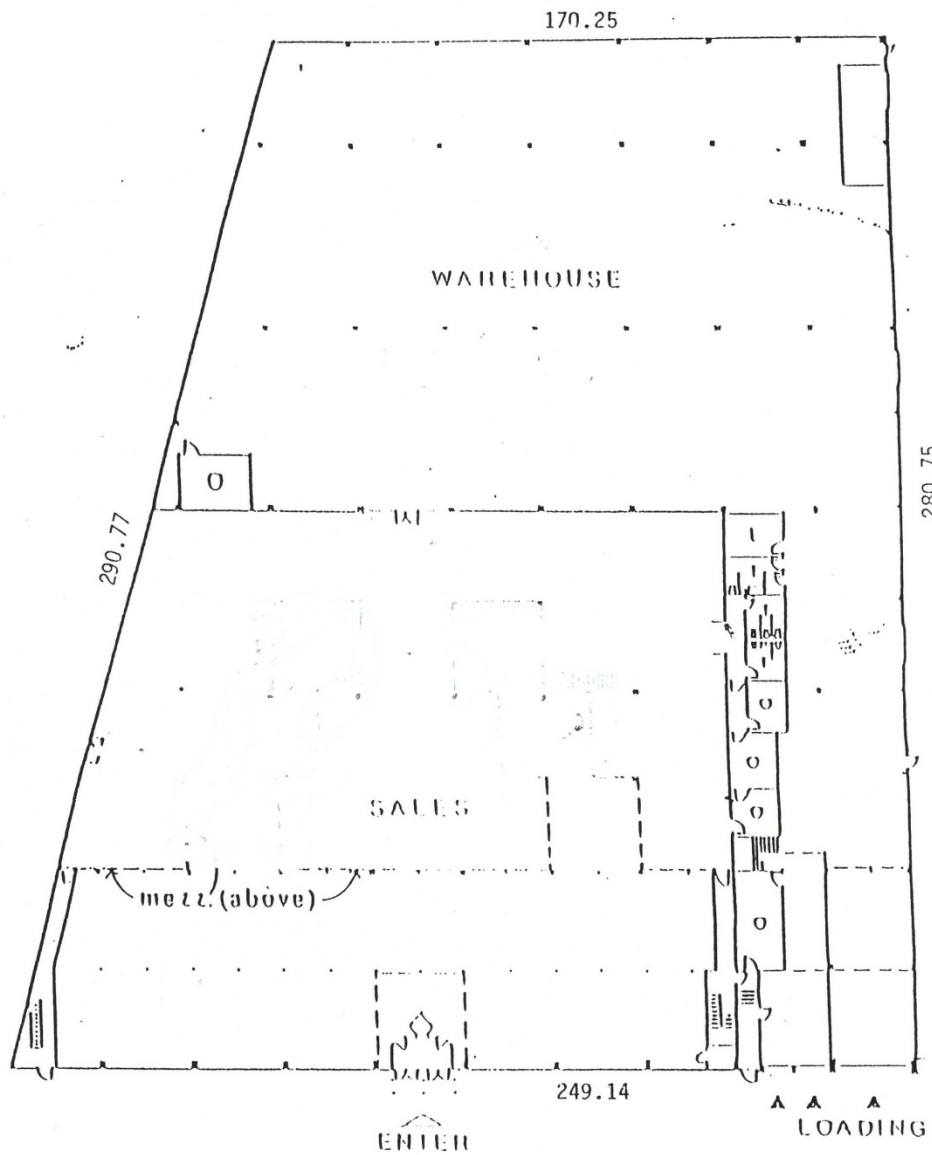




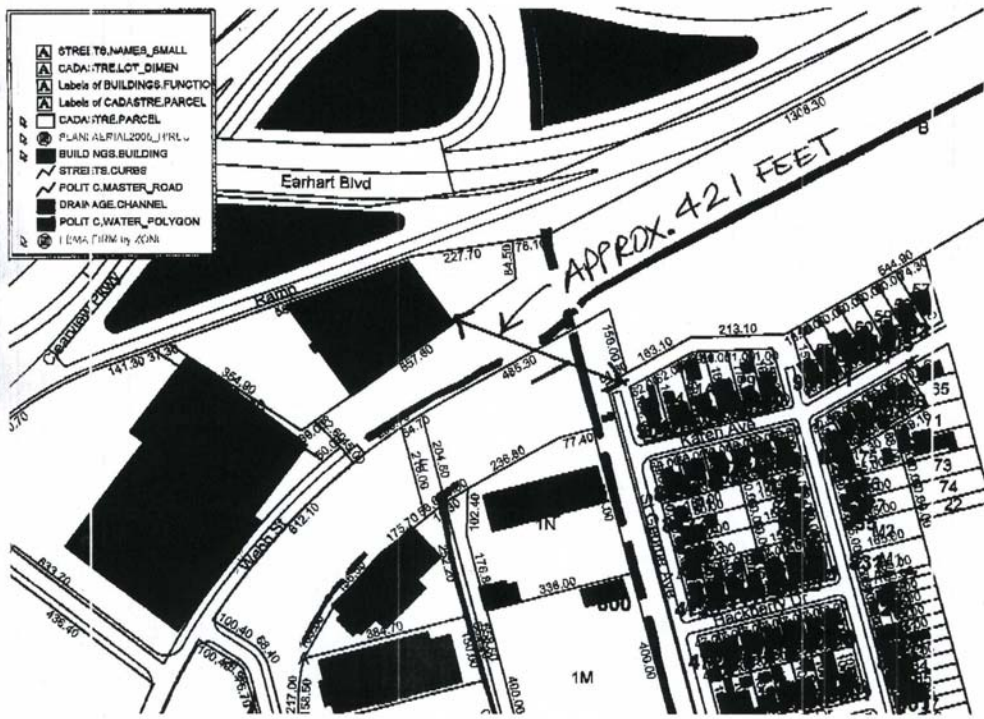




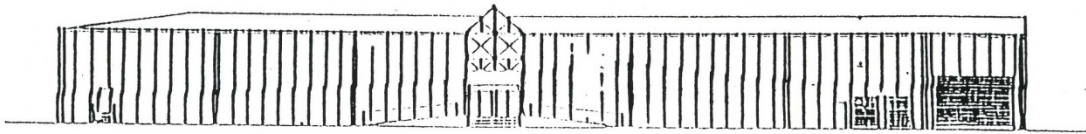




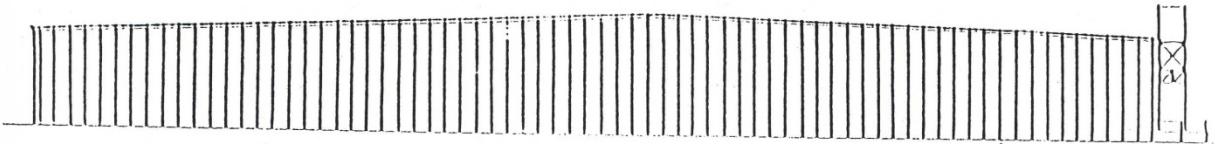
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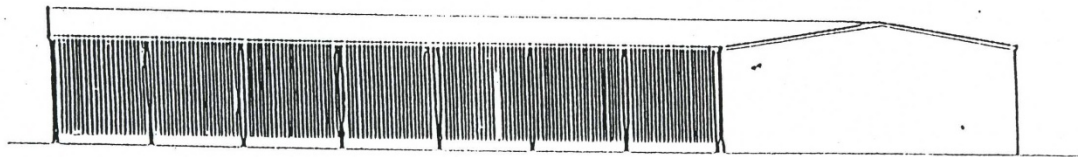




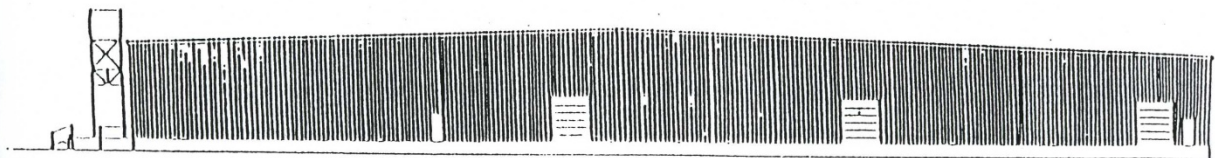
FRONT



LEFT



REAR



RIGHT



