

Metairie, LA
1000/1028
HARIMAW CT.
SOUTH

FOR
SALE/LEASE



HARIMAW CT. WEST

METAIRIE, LA WAREHOUSE



Stephanie Hilferty
p: (504) 620.0354 • shilferty@srsa-realestate.com

Melissa Warren, CCIM
p: (504) 620.3563 • mwarren@srsa-realestate.com

SRSA COMMERCIAL
REAL ESTATE

FOR SALE/LEASE

1000 & 1028 Harimaw Ct. Metairie, LA 70001



SITE



Scan this image with your mobile device to view More Information

PROPERTY HIGHLIGHTS

- **SQUARE FOOTAGE:** +/- 33,138 SF Warehouse/Distribution Building
- **ZONING:** M-1
- **PARKING SPACES:** 12
- **LEASE RATE:** \$3.00/ SF NNN
- **SALE PRICE:** \$990,000.00
- M1 zoned warehouse distribution facility in Labarre Business Park. Dock-high loading. Building is offered "As Is Where Is" and is in need of renovation. Formerly used for food packaging with chiller and freezer space but refrigeration systems no longer function.
- This building is conveniently located between Orleans and Jefferson Parish with easy access to Airline Highway with great visibility from Earhart Blvd. This is also a good redevelopment opportunity for a user seeking M1 land in the area of Labarre Business Park.
- 8 dock - high loading docks and 3 - phase power exists to site.
- Tenant to verify all square footage and information to tenant's satisfaction.

CLICK HERE FOR MORE INFO ONLINE



5/6/15

Stephanie Hilferty
p: (504) 620.0354 • shilferty@srsa-realestate.com

Melissa Warren, CCIM
p: (504) 620.3563 • mwarren@srsa-realestate.com

The information contained herein has been obtained from sources we deem reliable; however SRSA Commercial Real Estate, Inc. makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. The presentation of this property is submitted subject to errors, omissions, prior sale or lease, changes of conditions or withdrawal without notice. Buyer or Tenant to verify all information to Buyer's or Tenant's satisfaction.

FOR SALE/LEASE

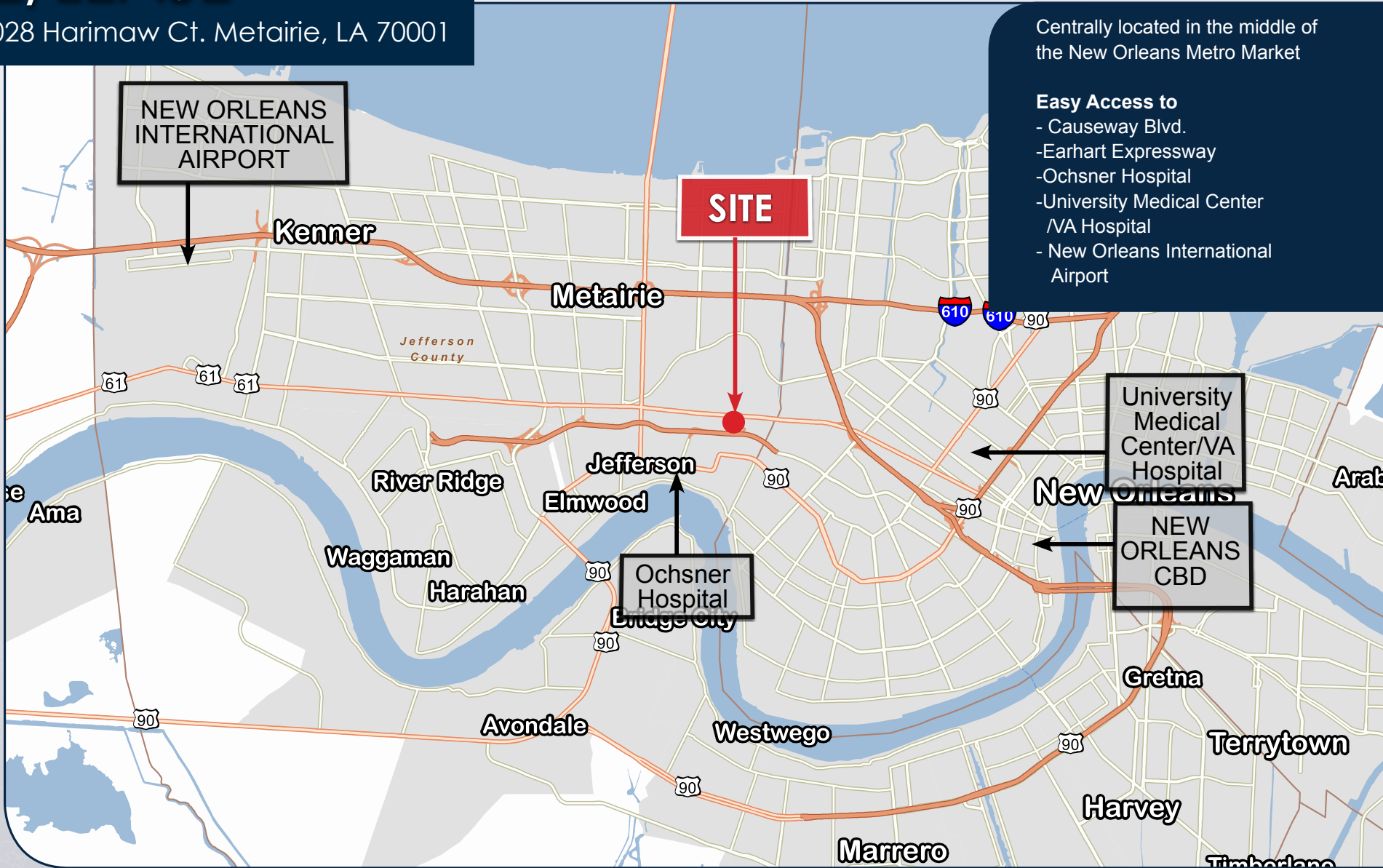
1000 & 1028 Harimaw Ct. Metairie, LA 70001

site aerial

Centrally located in the middle of the New Orleans Metro Market

Easy Access to

- Causeway Blvd.
- Earhart Expressway
- Ochsner Hospital
- University Medical Center /VA Hospital
- New Orleans International Airport



FOR SALE/LEASE

1000 & 1028 Harimaw Ct. Metairie, LA 70001

site aerial



FOR SALE/LEASE

INDUSTRIAL ZONED - ALL OR PART OFFICE, WAREHOUSE & LOT



+/- 17,388 SF Class B, 2 - story Office Building M-1, Light Industrial. Beautiful office building in Labarre Business Park. High end finishes throughout with numerous offices, conference rooms and a test kitchen.

FOR SALE

\$2,390,850

FOR LEASE

\$11/SF AS IS



+/- 33,138 SF Warehouse/Distribution Building M1 zoned warehouse distribution facility in Labarre Business Park. Dock-high loading. Building is offered As Is Where Is and is in need of renovation.

\$990,000

**\$3/SF NNN
LEASED AS IS**



9,358 SF LOT, zoned M-1, 20 Parking Spaces.

\$99,900

**CONTACT
AGENT**

Stephanie Hilferty
p: (504) 620.0354 • shilferty@srsa-realestate.com

Melissa Warren, CCIM
p: (504) 620.3563 • mwarren@srsa-realestate.com



**SRSA COMMERCIAL
REAL ESTATE**

Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

Seller/Lessor:

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

Licensee: _____

Licensee: _____

Date: _____

Date: _____

