



AVAILABLE



Industrial Warehouse for Sale or Lease



Location: 1941 Industrial Boulevard, Harvey, LA 70058
(One block off Lapalco Boulevard)

Sales Price: \$1,200,000.00

Lease Rate: \$8,000.00 per month modified gross lease

Building: Office..... 2,500sf
Warehouse 10,000sf
Total..... 12,500sf

Land: 100' x 300' (65' servitude along canal)

- Highlights:**
- » Zoned M1 industrial
 - » Clear span warehouse (50' x 200') with 32' Eave Heights
 - » Includes a 20 ton Gaffey bridge crane (can be excluded from the sale)
 - » 8 parking spaces 3 in the front and 5 in the rear

**JACK STUMPF
& ASSOCIATES, INC.**

COMMERCIAL REAL ESTATE SERVICES

1700 Central Boulevard
Harvey, Louisiana 70058
(504) 366-6800
www.jackstumpf.com

Listing Agents: Joe Maerke & Jon Cerruti
(504) 366-6800

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