Site: Johns Manville

Site Characteristics:

Location: 6025 River Road (La. Hwy. 18), Marrero; Generally bounded by the Mississippi River and River Road, Marrero Road, the Union Pacific Railroad and Klein Lane. The site is located in unincorporated Jefferson Parish.

Size: 28.99 acres (includes batture)

Owner: Johns Manville Sales Corp.

Zoning: M-2, Industrial District

Access: Roadway access to Westbank Expressway via local streets. Rail access provided by Union Pacific.

Adjacent land uses: Primarily industrial uses and buildings; residential dwellings located along Marrero Road

Site: Johns Manville (cont'd)

Parcel information:

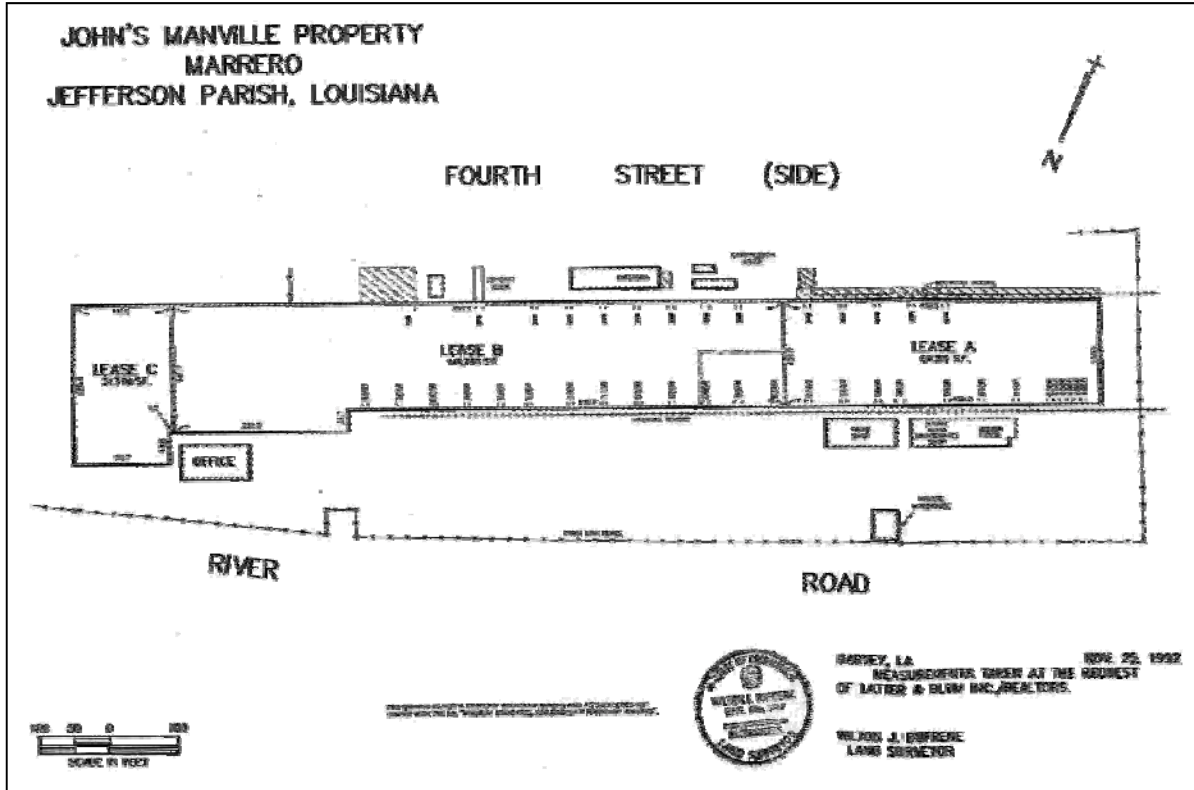| Lot No.	Subdivision Name	Acreage	Frontage	Status
JM6	Southeast District	15.84	1,685.50 ft. on River Rd.	Small portion of bldg is leased to Hayes Dockside. Property is for sale or lease.
K	Ames Farm Land Co., Industrial Harbor Sites	3.00	+/- 503 ft. on Mississippi River	Batture; for sale
O	Ames Farm Land Co., Industrial Harbor Sites	4.00	+/- 713 ft. on Mississippi River	Batture; for sale
R	Ames Farm Land Co., Industrial Harbor Sites	2.00	+/- 395 ft. on Mississippi River	Batture; for sale
T	Ames Farm Land Co., Industrial Harbor Sites	4.15	+/- 643 ft. on Mississippi River	Batture; for sale
Totals		28.99 acres total site area	• +/- 2,254 ft. on Mississippi River • 1,685.50 ft. on River Rd.	

Site: Johns Manville (cont'd)

Building Information:

Building Features	Office	Warehouse			
		Section A	*Section B*	*Section C*	*Total*
Square feet	5,030 sq. ft.	69,310 sq. ft.	143,770 sq. ft.	31,770 sq. ft.	244,850 sq. ft.
Eave height	9 ft.	15 ft.	15 ft.	15 ft.	
Loading areas		· 6 dock height doors on front face of bldg (formerly rail doors) · 1 drive-in ramp on end of bldg · 2 rail doors in rear of bldg	· Covered dock height loading apron in rear of bldg can accommodate 2 trucks · 1 covered dock in front of bldg · 4 narrow dock height doors in front of bldg	· 2 dock height doors on end of bldg	