



BUILDING DESCRIPTION

13,172 sq. ft. +/- refrigerated & dry storage, dock height industrial facility which includes the following areas: 1,472 s. f. office; 8,919 s. f. cooler / freezer (24'7" clear) and USDA processing area with grant; 2781 s. f. high bay dry storage (26'-28'7" clear)

LAND AREA

39,919 s. f. (+/-)

LOADING

Dock level loading on rear side; three 8' x 10' overhead doors

AVAILABLE

30 days notice or sooner upon lease execution

RENTAL RATE

~~\$13,720~~ **\$13,160** per month, net (lessee to also pay for real estate tax and building insurance)

SALE PRICE

\$1,599,000.00

Max J. Derbes, Inc.
REALTORS ■

CONTACT
DAVID QUINN, SIOR

OFFICE 504.733.5981
CELL 504.236.7672
david@maxderbes.com

Max J. Derbes, Inc.
5440 Mounes Street, Ste 100
New Orleans, LA 70123





INTERIOR



Trade fixtures, movable equipment, and racks not included in lease or sale but can be purchased.

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LOADING



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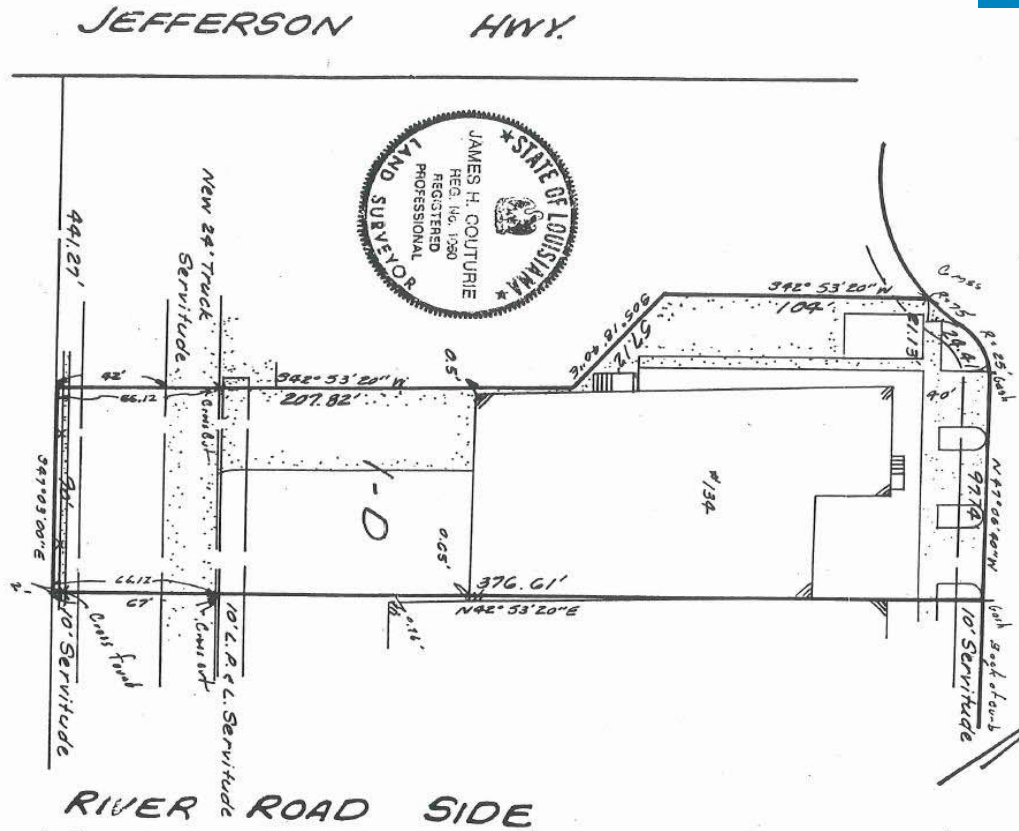
MAXDERBES.COM

The information contained herein was obtained from sources deemed reliable, but Max J. Derbes, Inc. does not guarantee its accuracy.

SURVEY

BROOKHOLLOW BUSINESS PARK
 JEFFERSON PARISH, LA.

BROOKHOLLOW ESPLANADE



THE SERVICED AND RESTRICTIONS SHOWN ON THIS SURVEY PLAT WERE IN HAND OF THE PARTY IN THE REPRESENTATIVE APPLICABLE SERVICED AND RESTRICTIONS THAT ALL HEREON. THE SURVEYOR HAS MADE NO OTHER SEARCH OF PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL, STATE AND LOCAL RECORDS AND FOUND THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN PIA ZONE C

Date: October 12, 1992

Scale: 1" = 50'

Surveyed in accordance with the Louisiana "Minimum Standards for Property Boundary Surveys" for a class B survey.

Made at the request of Whitney National Bank, Berke Ringoldia A.R.L.C., Insurance Co. Coastal Seaford Processors Inc.

Gilbert, Kelly & Couturie, Inc. Surveying & Engineering
 2121 N. Causeway Blvd., Metairie LA 70001
 22-6963

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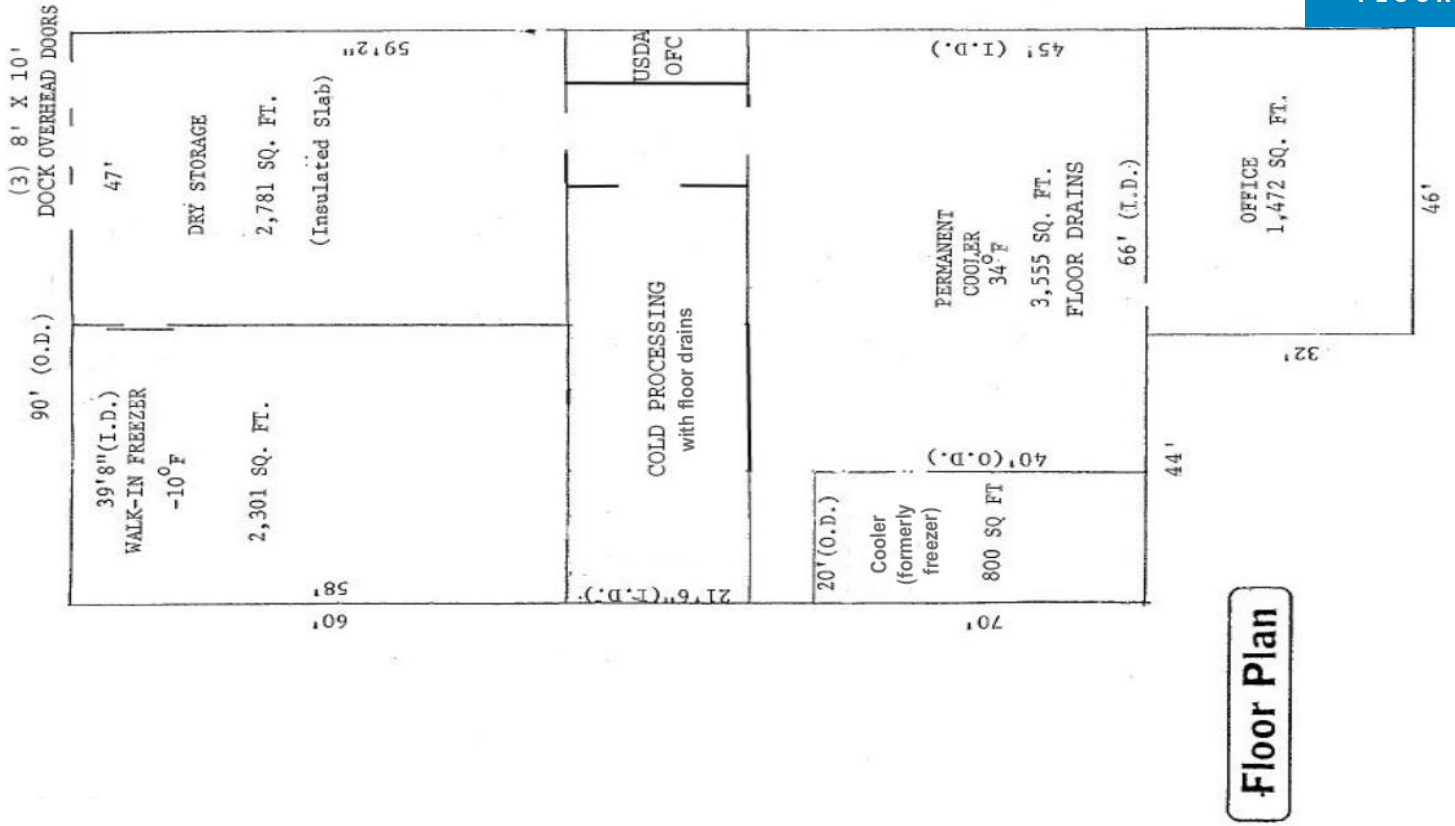
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FLOORPLAN



Floor Plan

134 BROOKHOLLOW ESPLANADE

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