



# CRANE-SERVED MANUFACTURING FACILITY FOR LEASE

550 MODERN FARMS ROAD | WAGGAMAN, LA



## IMPROVEMENTS

82,000 SF +/- fabrication facility on 10.509 acres.  
Office space of 2,350 square feet on two floors  
Ceiling height of 54' center and 35' side  
Yard area is fenced and mostly stabilized and compacted  
Seven (7) bridge cranes from 5 to 30 ton capacity; multiple ½ and 1-ton jib cranes throughout  
Union Pacific active rail spur on western edge of site

## LAND AREA

10.509 acres +/- with frontage on Modern Farms Road (see survey)

## ZONING

M-1, Industrial District

## ADDITIONAL

- Additional adjacent land of approximately 23 acres could be acquired
- 2,000 amps, 480 volt, 3-phase electric service
- Former Avondale Shipyard fabrication shop, most recently used by Laitram Corp. for steel fabrication
- Compressed air throughout

## RENTAL RATE

\$33,000/month, absolute net (tenant responsible for real estate tax, building and flood insurance and maintenance.)

Max J. Derbes, Inc.  
REALTORS ■

CONTACT  
DAVID QUINN, SIOR

OFFICE 504.236.7672  
david@maxderbes.com

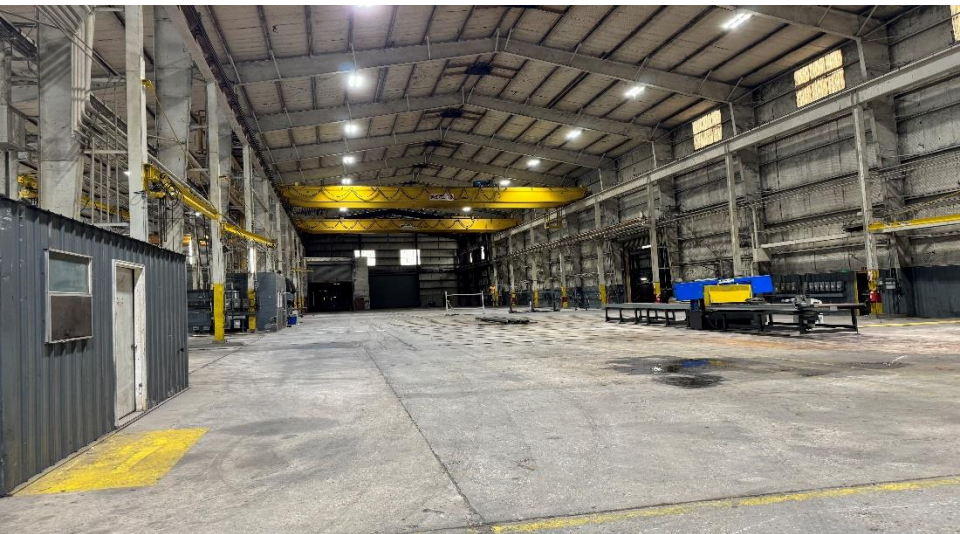
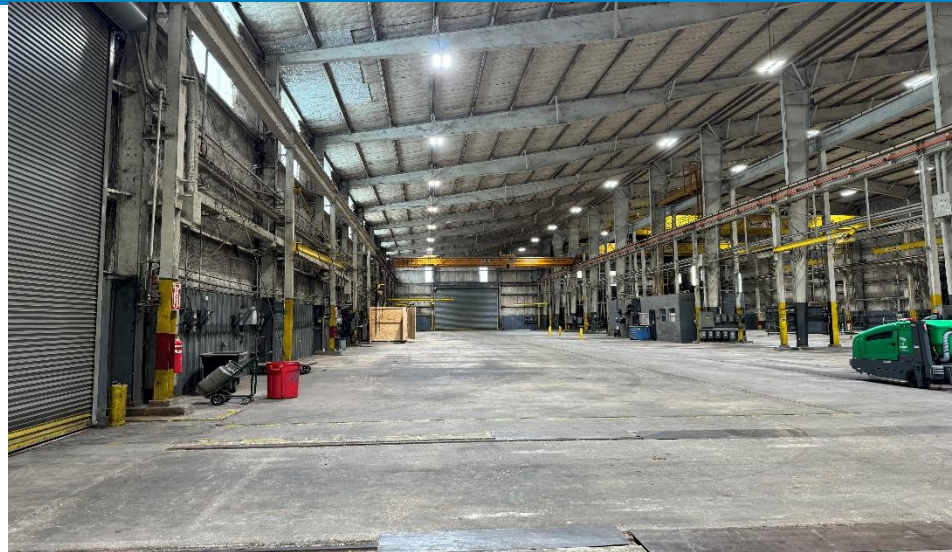
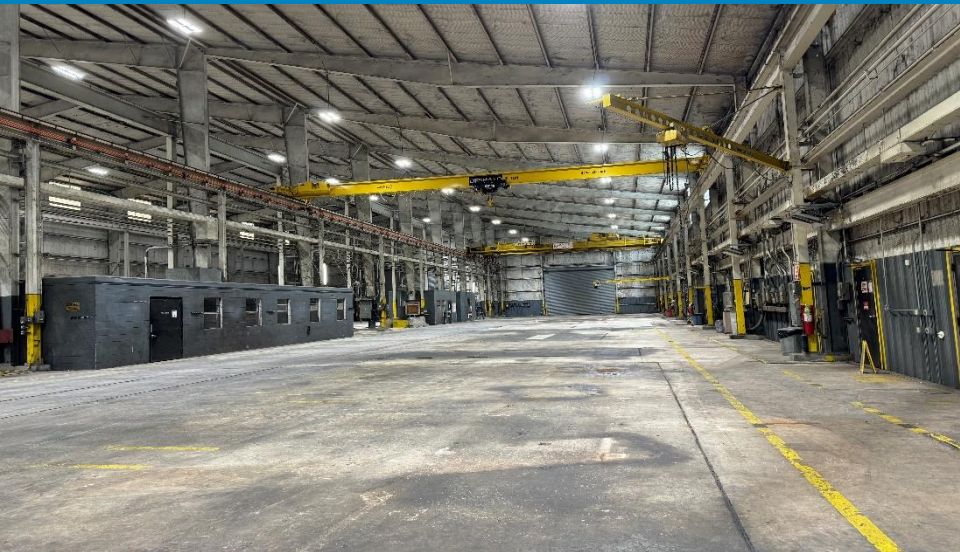
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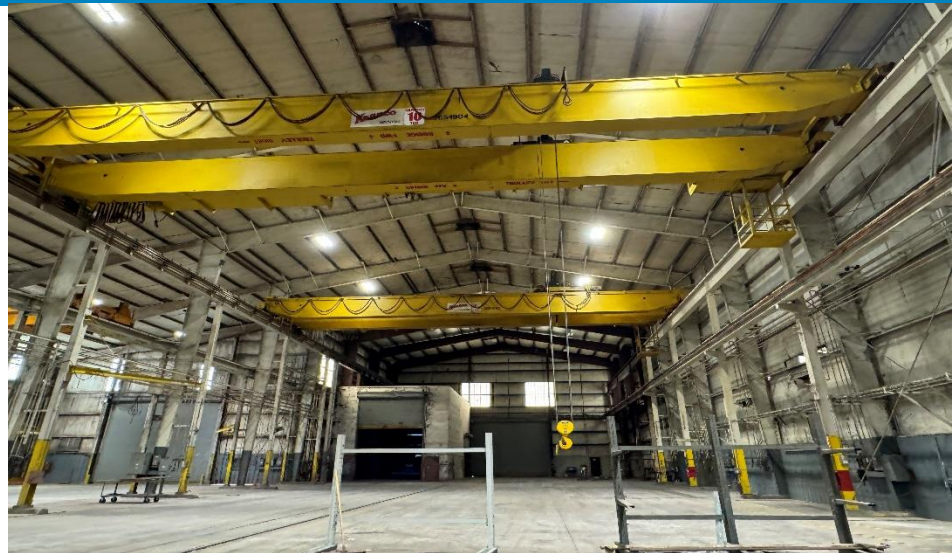
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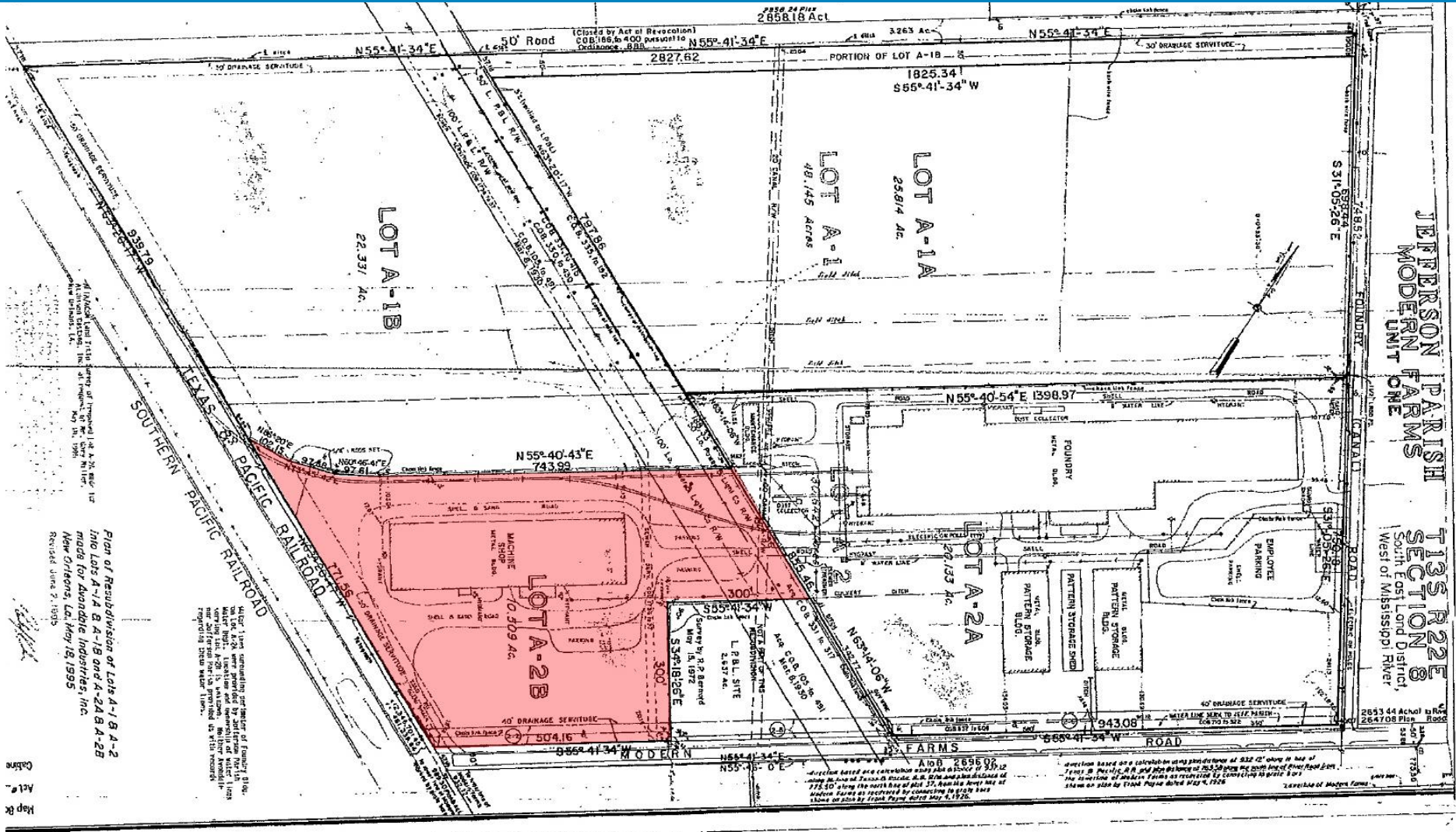
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