



AVAILABLE



Office Warehouse for Sale or Lease



Location: 5404 4th Street
Marrero, LA 70072
(A couple blocks from Barataria Blvd across from Schnell's Restaurant)

Sales Price: ~~\$275,000.00~~ \$225,000.00

Lease Price: \$2,500 per month

Building: 6,100sf

Land: 122'/120' x 134'/ 120'
15,390sf

Description: Cinderblock building with fenced yard. Interior is divided into different sections. Great for warehouse use. Has some finished area that used to be air conditioned. One large sliding door on left side of property. Electricity is on. Former uses include a Dry Cleaners and Westside Creamery. Zoned IMU (Industrial Mixed Use).

**JACK STUMPF
& ASSOCIATES, INC.**

COMMERCIAL REAL ESTATE SERVICES

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

Listing Agent:

Jon Cerruti
(504) 366-6800

April 15, 2025

The information presented herein has been furnished by the owner or obtained from sources we deem reliable. No warranties or representations, either expressed or implied are made as to the accuracy of the data provided, and same is subject to error, omission, change of price, and/or conditions of availability without notice.





















