



# AVAILABLE



## **Office Warehouse with Land For Sale or Lease**



**Location:** 5248 Taravella Road, Marrero, LA 70072  
(Last building on the right)

**Sales Price:** \$345,000.00

**Lease Rate:** \$2,900.00 per month (modified gross)

**Building:**  
1<sup>st</sup> floor office ..... 750sf  
2<sup>nd</sup> floor office ..... 750sf  
Warehouse ..... 2,750sf  
Total ..... 4,250sf

**Land:** +/- 100' x +/- 296'/281' (buyer to obtain survey to verify dimensions)

**Details:**

- » Zoned M-1 Industrial
- » 20' eave height in the warehouse
- » 2 large bay doors
- » 3 Phase electrical
- » 18 wheeler accessible
- » Previously used as a machine shop
- » Office has 3 restrooms and a shower

**JACK STUMPF  
& ASSOCIATES, INC.**

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