



Location: 6100 Fourth Street, Marrero, LA
At Ames Blvd. with direct access to Westbank Exp.
(former Johns Manville & Lowery Bros.)

Sales Price: ~~\$750,000.00~~ **REDUCED: \$600,000.00**

Building Size:

Main Warehouse.....	55,000 Sq. Ft.
Balance of 1 st Floor	28,500 Sq. Ft.
2 nd Floor*	18,500 Sq. Ft.
3 rd Floor*	<u>18,500 Sq. Ft.</u>
Total.....	120,500 Sq. Ft.

*Was serviced by freight elevator

Dock height

16'-20' eave height

Building needs major roof work and complete electrical
in front portion.

Lot Size: 8 acres
60,000 sq. ft. parking
Zoned M-2 Industrial

Environmental: "No Further Action Required" by LDEQ
(former Johns Manville facility)

To Show: By Appointment

Contact: Jack Stumpf
Owner/Agent
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**JACK STUMPF
& ASSOCIATES, INC.**

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