



# AVAILABLE



## ***For Sale or Lease Industrial Building***

**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

**Lease Price:** \$6,500.00 per Month, Triple Net

<b>Building Size:</b>	Main Warehouse .....	55,000 Sq. Ft.
	Balance of 1 <sup>st</sup> Floor.....	28,500 Sq. Ft.
	2 <sup>nd</sup> Floor.....	18,500 Sq. Ft.
	3 <sup>rd</sup> Floor.....	18,500 Sq. Ft.
	Total .....	120,500 Sq. Ft.

Was serviced by freight elevator  
Dock height  
16'-20' eave height

Building needs major roof work and complete electrical.

**Lot Size:** 13.2 acres  
60,000 sq. ft. parking  
Perimeter fencing on 9 acres  
Zoned M-2 Industrial

**Environmental:** See attached for environmental issues

**To Show:** Keys in office

**Contact:** Jack Stumpf

**JACK STUMPF  
& ASSOCIATES, INC.**

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