

For Sale

NEW ORLEANS EAST OFFICE / WAREHOUSE

7639 TOWNSEND PLACE NEW ORLEANS, LA 70126

\$3,500,000

Asking Price

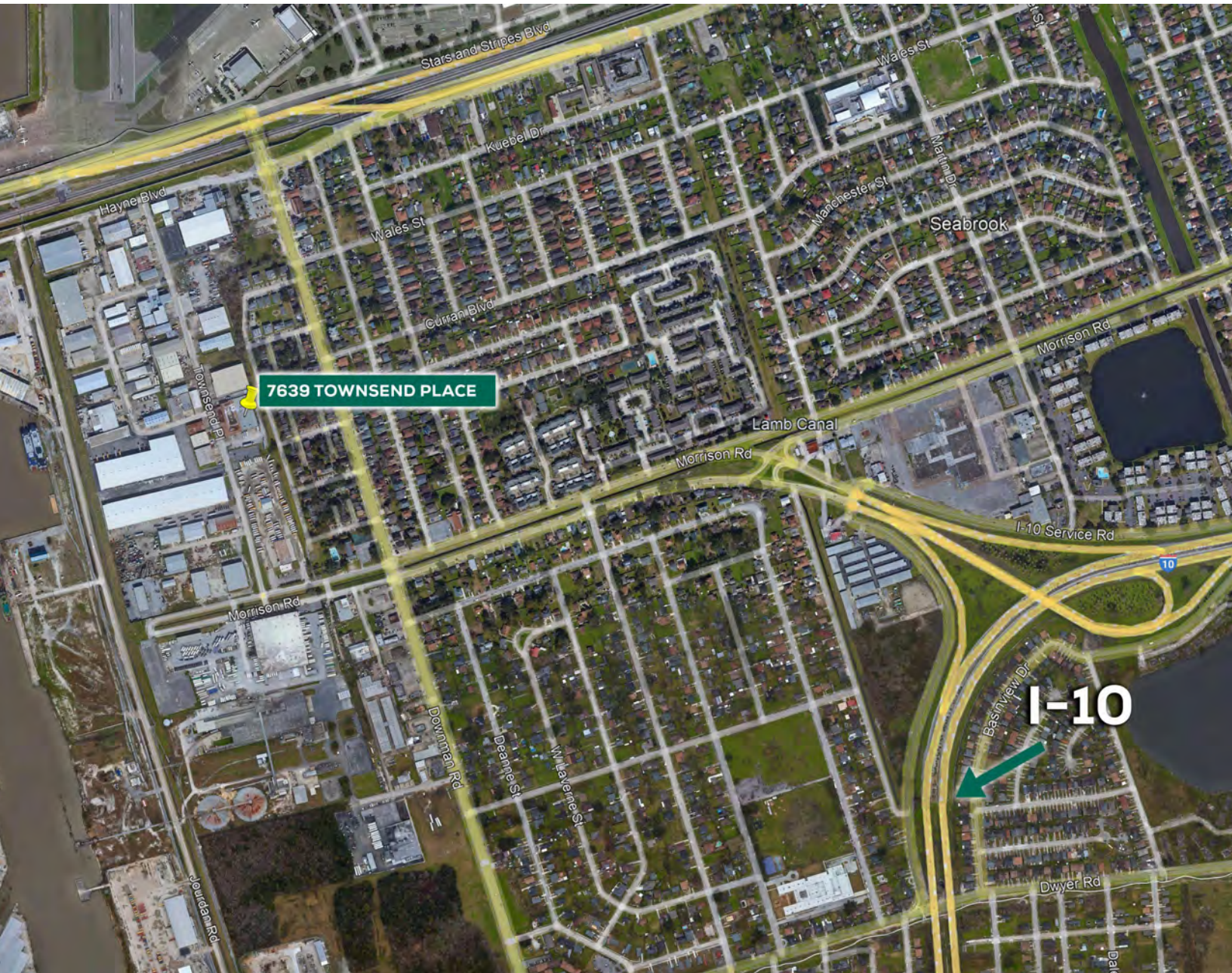


PROPERTY HIGHLIGHTS

- **44,000 SF** Office / Warehouse
- 2.45 acre site Zoned LI
- 73 Parking stalls
- 2,860 SF of office area
- Operated as commercial laundry
- Warehouse heights range from 14' - 20'
- Flood Zone X
- Excellent access to I-10

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PROPERTY HIGHLIGHTS

- Nearby users include UPS, Outfront Media, Prime Source Building Products, Mistretta Produce
- Close Proximity to **I-10**

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NEW ORLEANS EAST OFFICE/WAREHOUSE *EXTERIOR*



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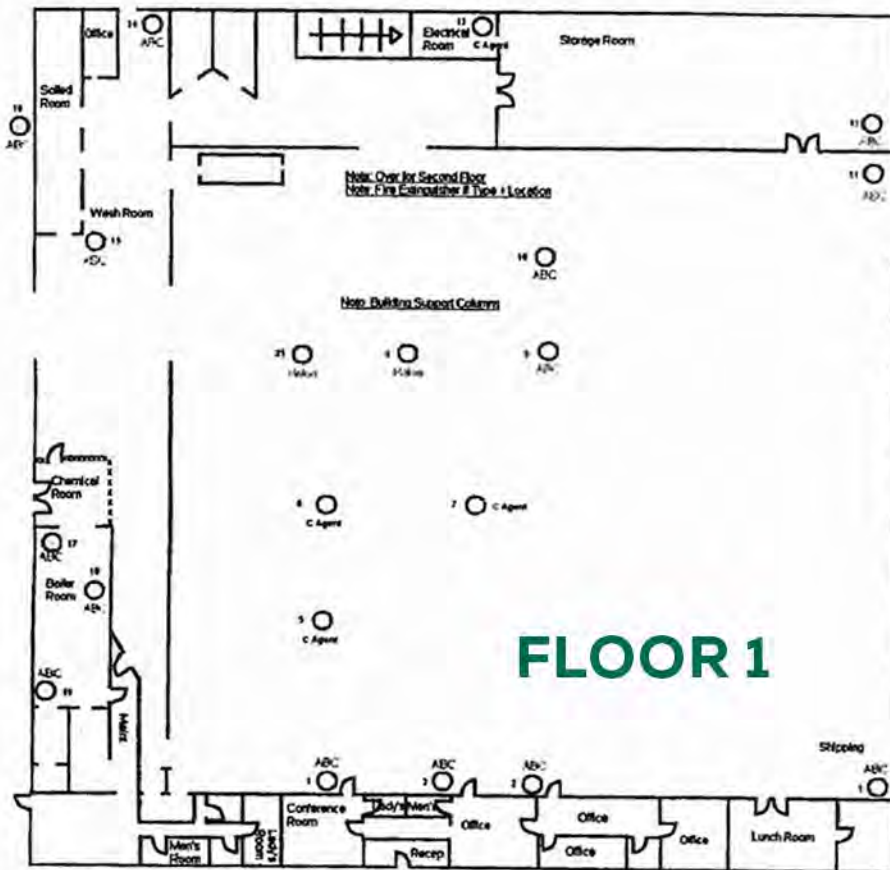
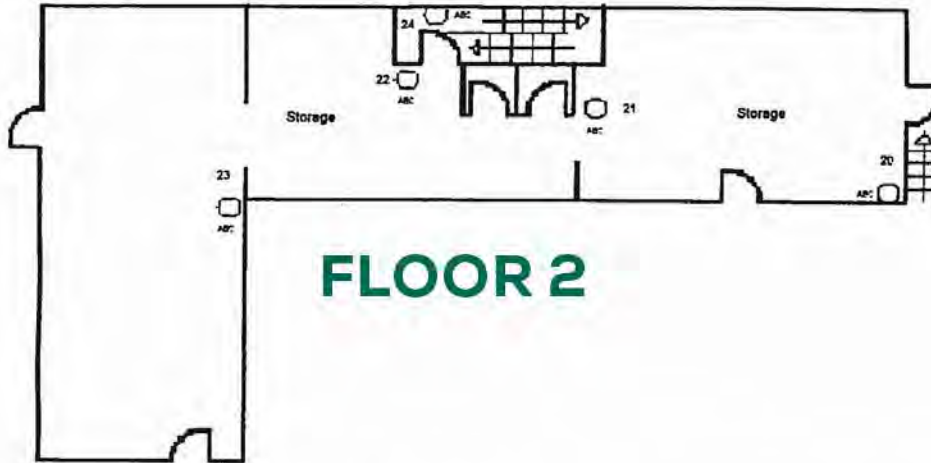
NEW ORLEANS EAST OFFICE/WAREHOUSE INTERIOR



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2 STORY FLOOR PLAN



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