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COMMERCIAL REAL ESTATE

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DOCK HIGH INDUSTRIAL WAREHOUSE

2800 N. Johnson Street, New Orleans, LA 70117



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DESCRIPTION

Currently operated as a concrete admixtures storage and warehousing facility, 2800 N. Johnson offers nearly 40,000 SF of dock high industrial and office space. Current eave height varies between 14' and 16'. CMU and engineered metal siding construction form the exterior walls, with steel framing and columns forming the roof structure. The property is built out with 5,000 SF + of well finished office space, including two private and one public restroom, breakroom, conference room, and lobby area. Also included is an additional ~3,000 SF of unfinished office space on the 2nd floor. The building has a fire suppression system and standpipe in place, although it has been disconnected from the city service. Three dock high loading docks and a loading ramp service the building. The property has rail access and the ability to ship and take deliveries from rail cars.

Ownership is considering a sale or a lease of the building. A lease would consist of ~20,000 SF of warehouse space, with additional office space to be negotiated. Onsite staff may be willing to assist with management of operations. Office space will be negotiated as a part of the lease.

SALE PRICE: \$1,190,000

ZONING: HU-MU

LAND SIZE: 48,100 SF

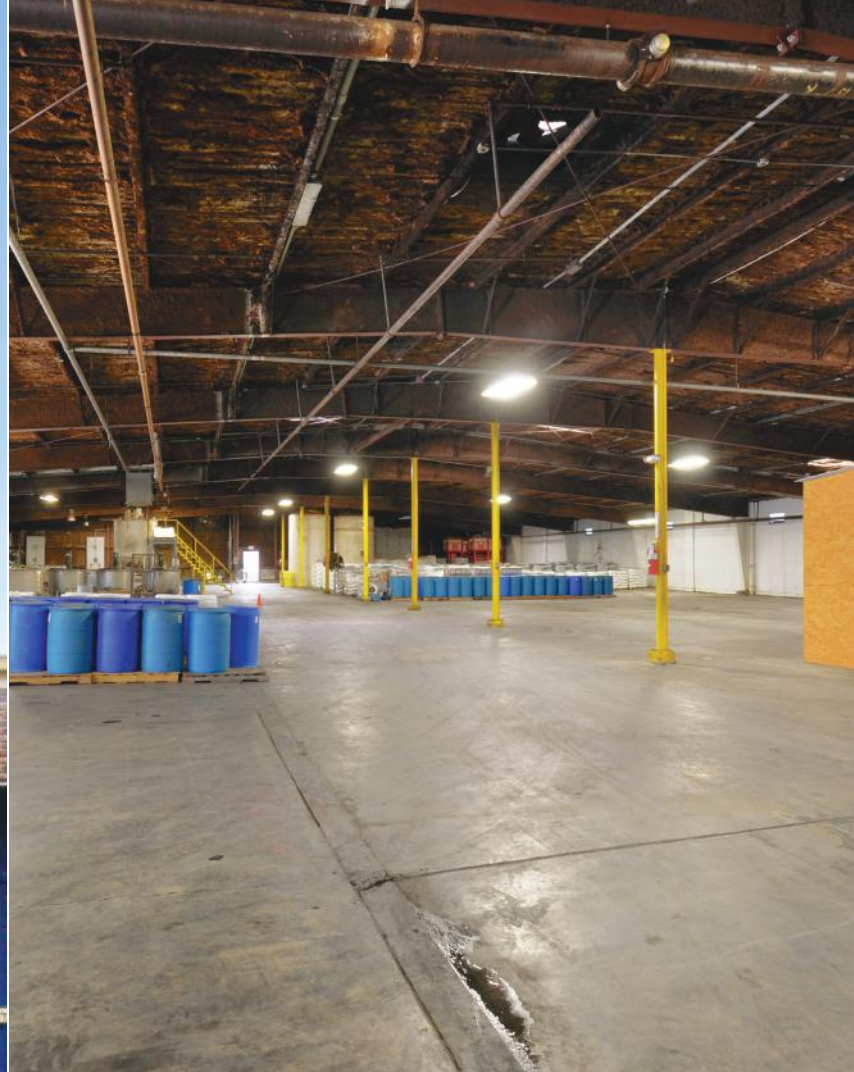
BUILDING SIZE: ~40,000 SF

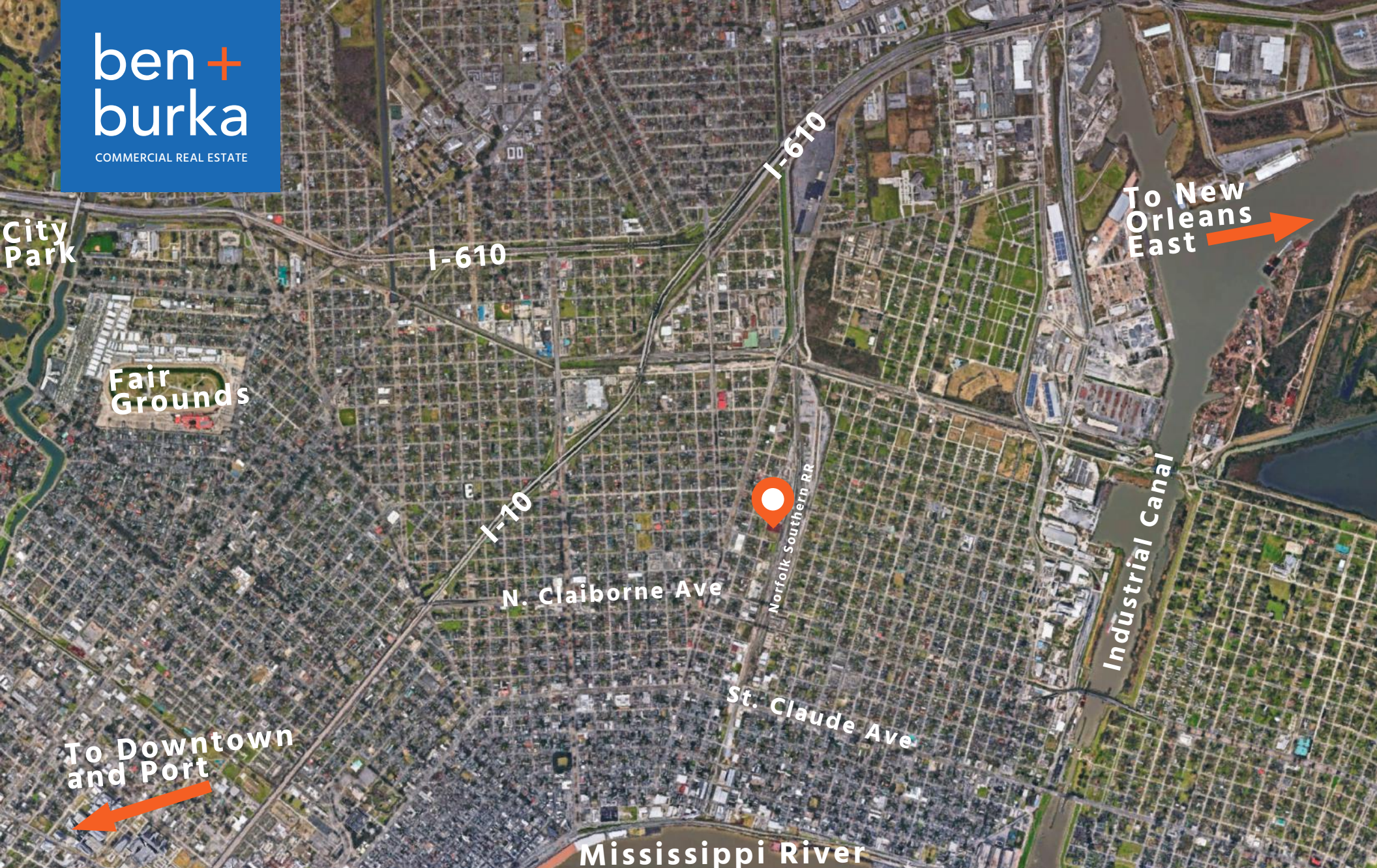
LEASE PRICE: \$10,000/mo

LEASE TYPE: Modified Gross

DEMOGRAPHICS

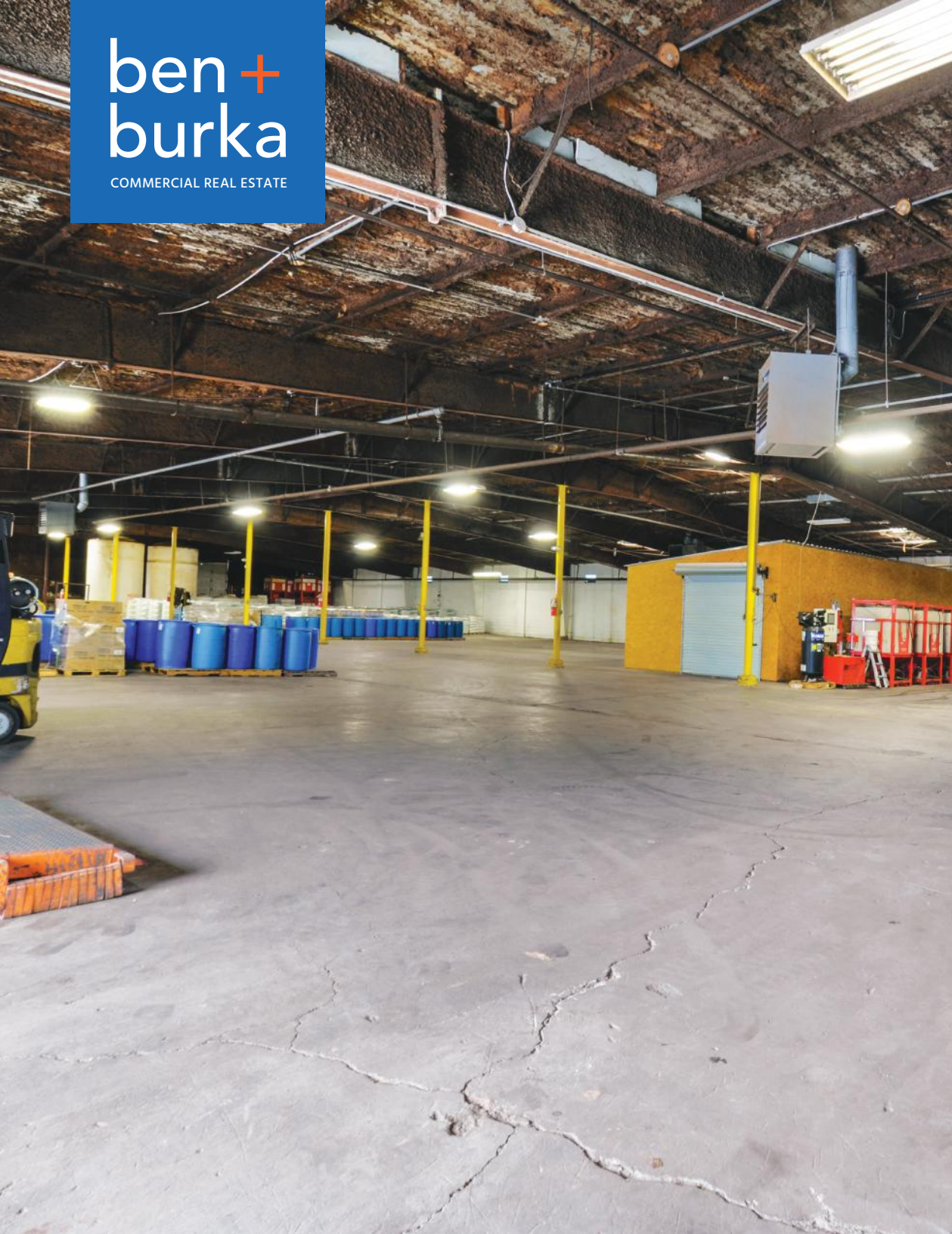
2020 DEMOGRAPHICS	5 minute	10 minutes	15 minutes
ESTIMATED POPULATION	24,611	118,223	305,821
AVERAGE HH INCOME	\$40,761	\$52,540	\$64,153

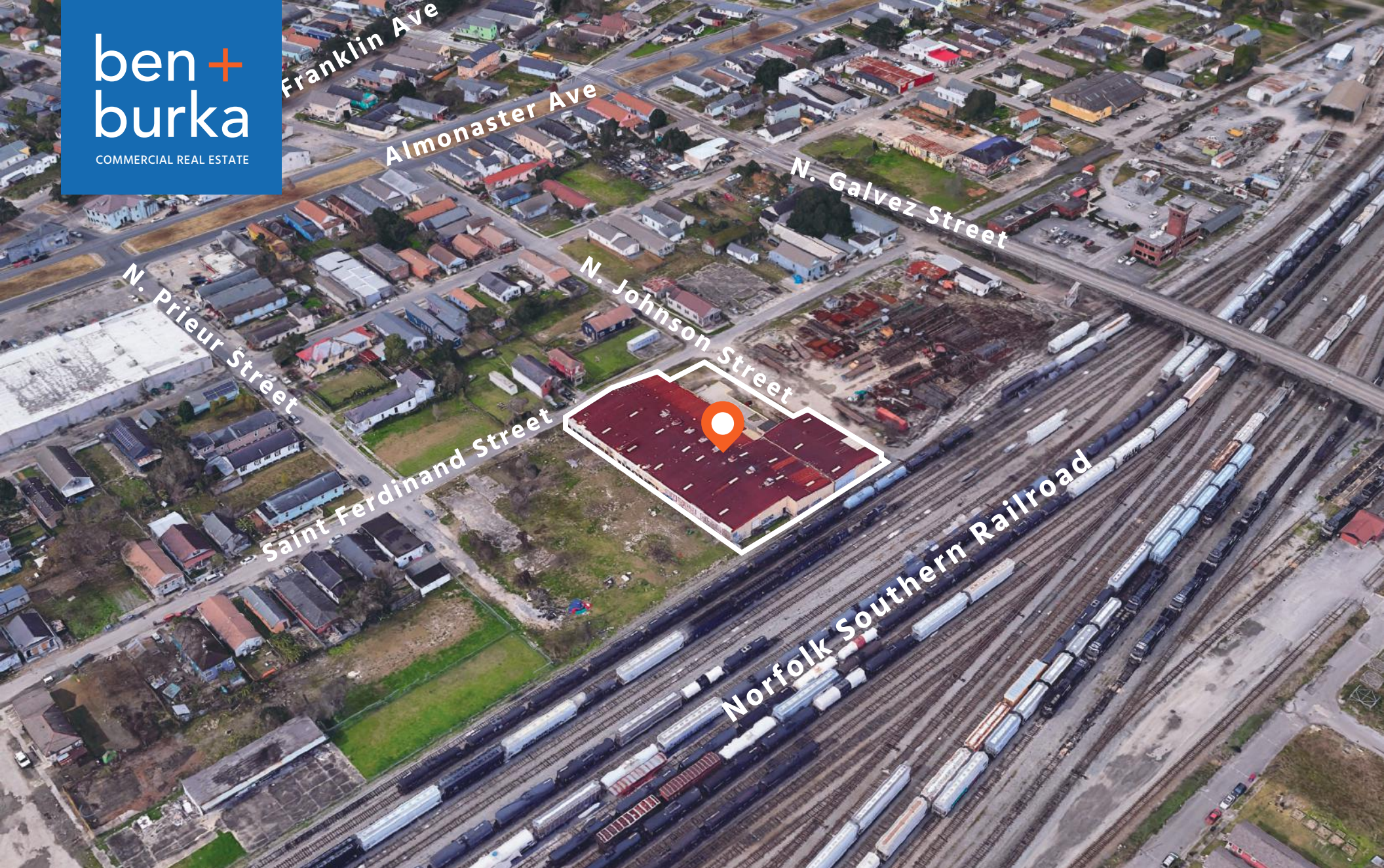




AERIAL VIEW

 2800 N. Johnson Street, New Orleans, LA 70117



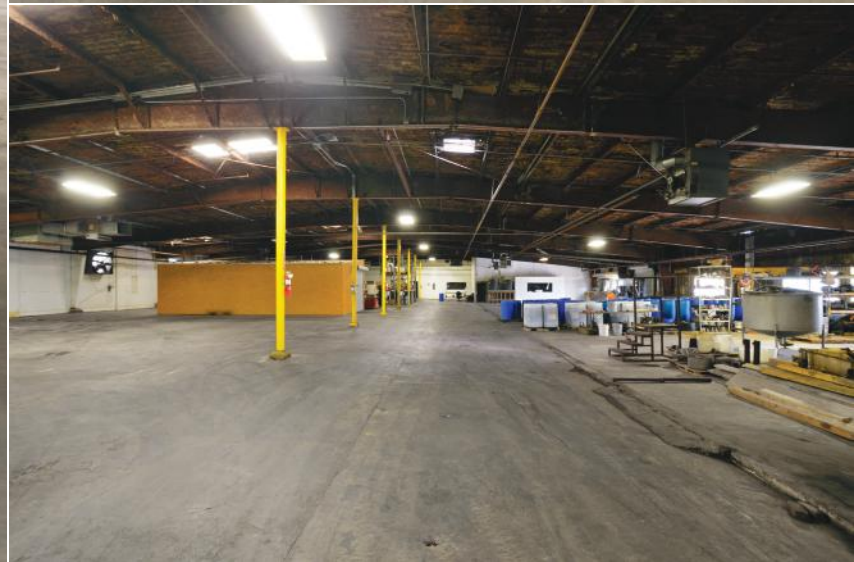


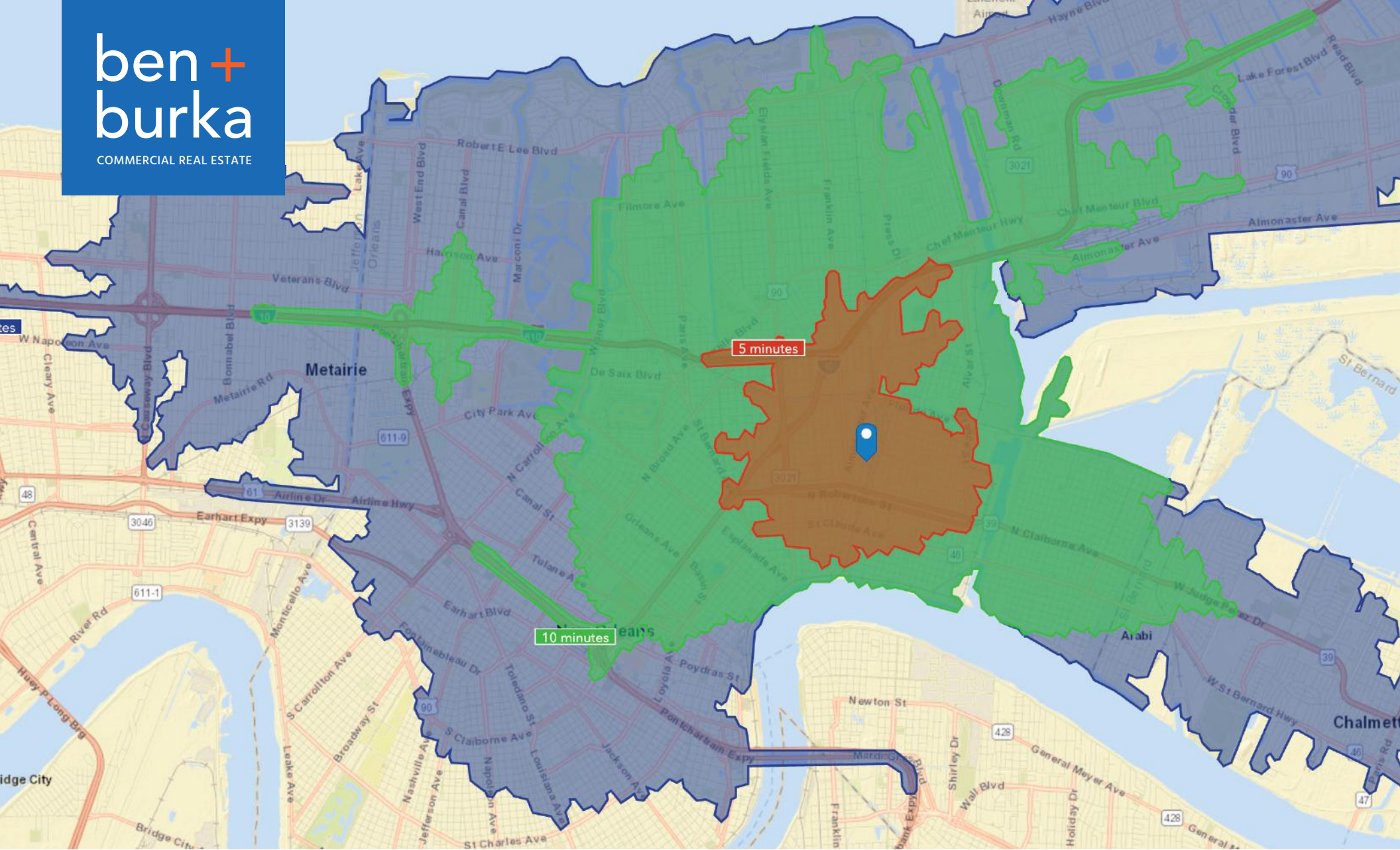
AERIAL VIEW

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DRIVE TIME MAP

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For more information, please contact the Owner's exclusive representative:

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AARON KAZANOFF

AGENT

1900 Cadiz Street, Suite A

New Orleans, LA 70115

504.301.1002

aaron@benburka.com

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Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

Seller/Lessor:

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

Licensee: _____

Licensee: _____

Date: _____

Date: _____

