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COMMERCIAL REAL ESTATE

+ 504.301.1002



FULLY LEASED INDUSTRIAL/OFFICE INVESTMENT

3300 Gravier Street, New Orleans, LA 70119



MID CITY FULLY LEASED INDUSTRIAL INVESTMENT

3300 Gravier Street, New Orleans, LA 70119

DESCRIPTION

OPPORTUNITY ZONE PROPERTY: Located in the heart of Mid City, this historic office and warehouse property is leased on a NNN basis to El Guapo Bitters and is now available for sale. The property includes over 30,000 SF of improvements on nearly 1.5 acres of land. The property includes a full buildout complete with functional warehousing/storage/distribution space and like-new office space. The tenant's lease expires in October 2026, at which point they have a 5-year option to renew. El Guapo Bitters, the Tenant at the site, manufactures, and distributes alcohol-free cocktail bitters, syrups, and mixers from the site, and is currently the all-time winning-est company in the Good Food Award elixir category.

The property is a 7-minute drive from downtown New Orleans and is in close proximity to major transportation arteries I-10 and Jefferson Davis Parkway. Also included are 3 vacant lots across Gravier Street.

BLDG SIZE: 32,527 SF

PRICE: \$3,600,000

LAND SIZE: 65,130 SF

ZONING: MU-2

NOI: \$270,000

CAP RATE: 7.5%

DEMOGRAPHICS

2023 DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
ESTIMATED POPULATION	10,984	34,289	199,467
HOUSEHOLD INCOME	\$59,494	\$66,489	\$93,315





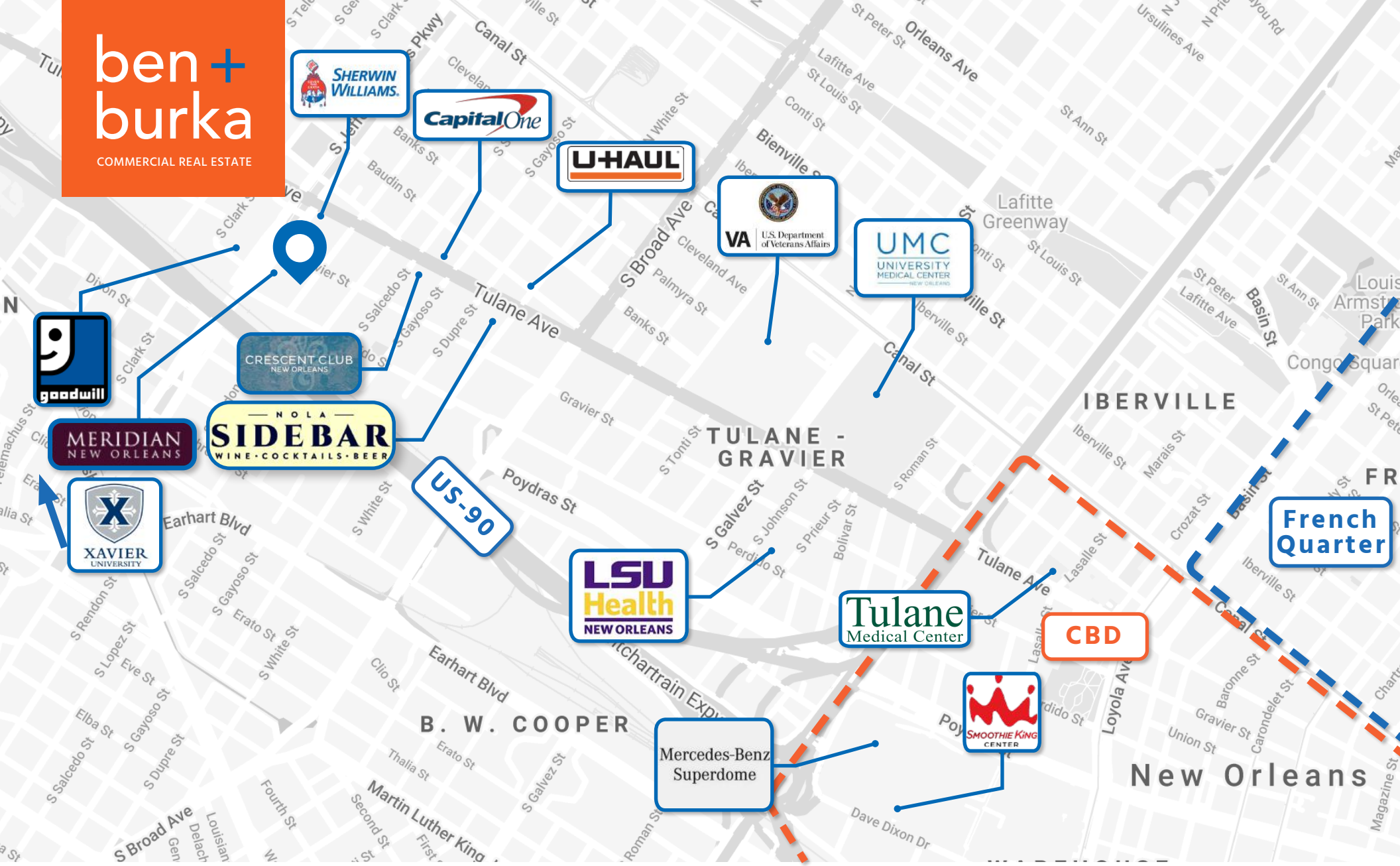
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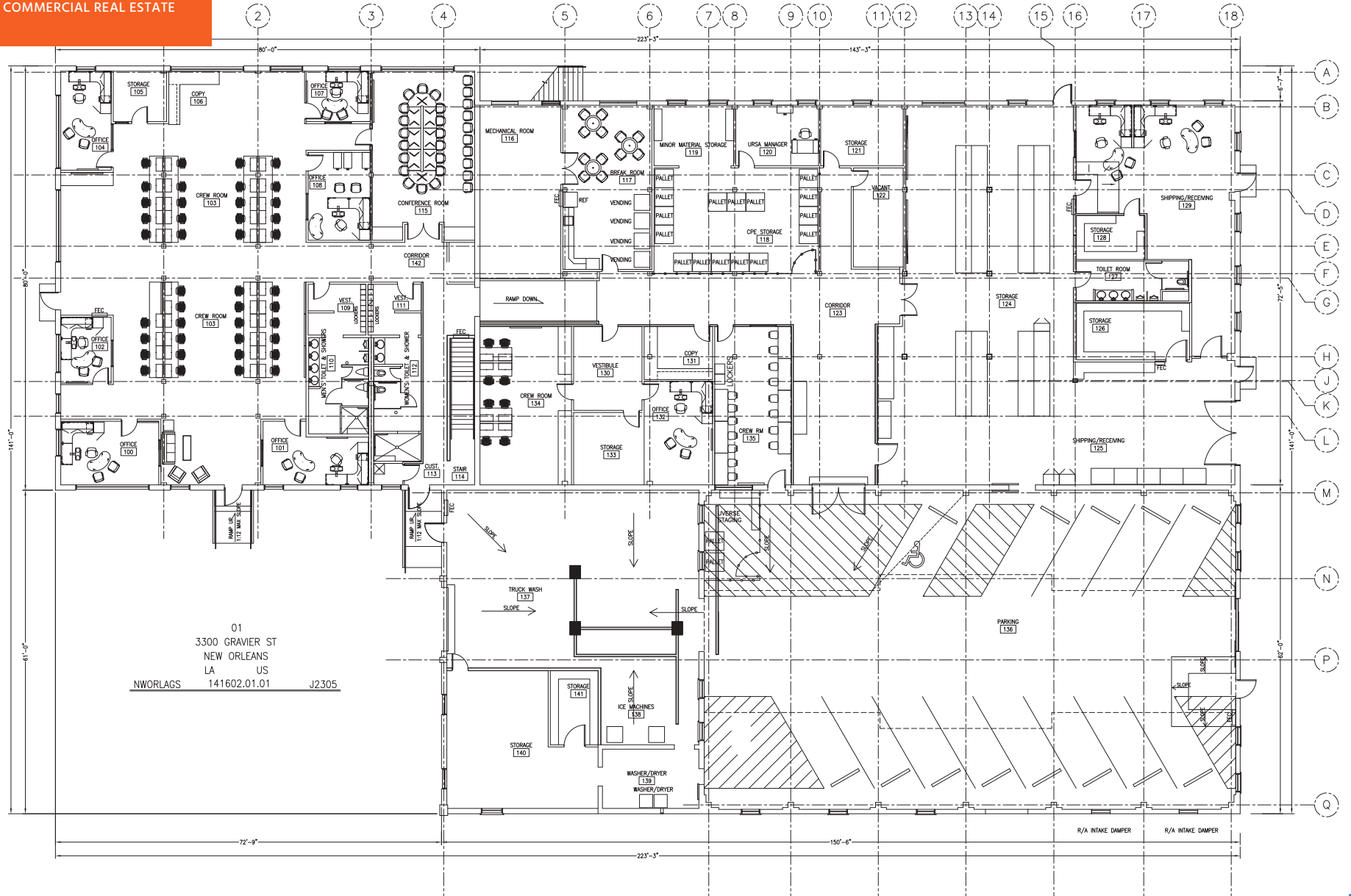
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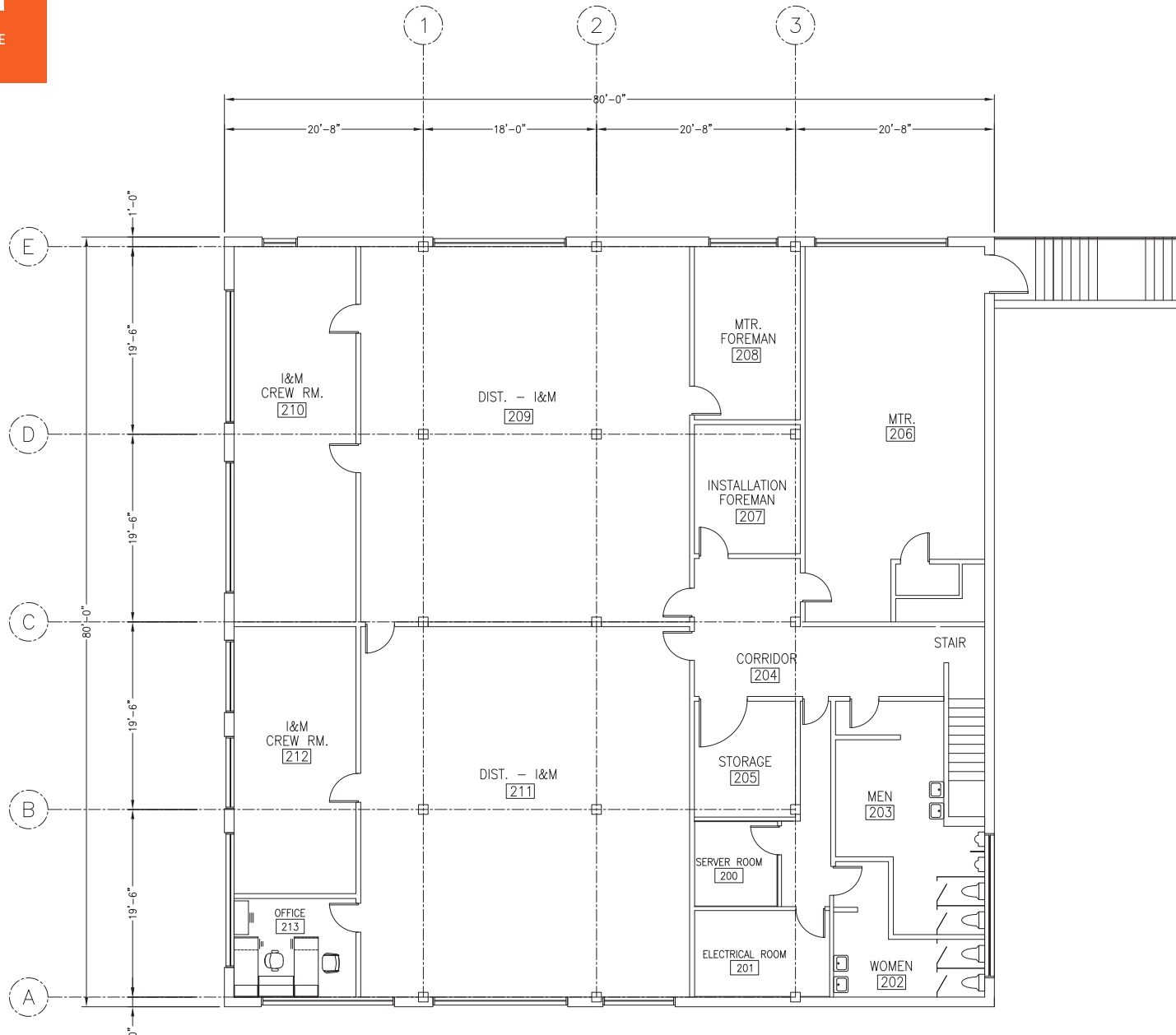


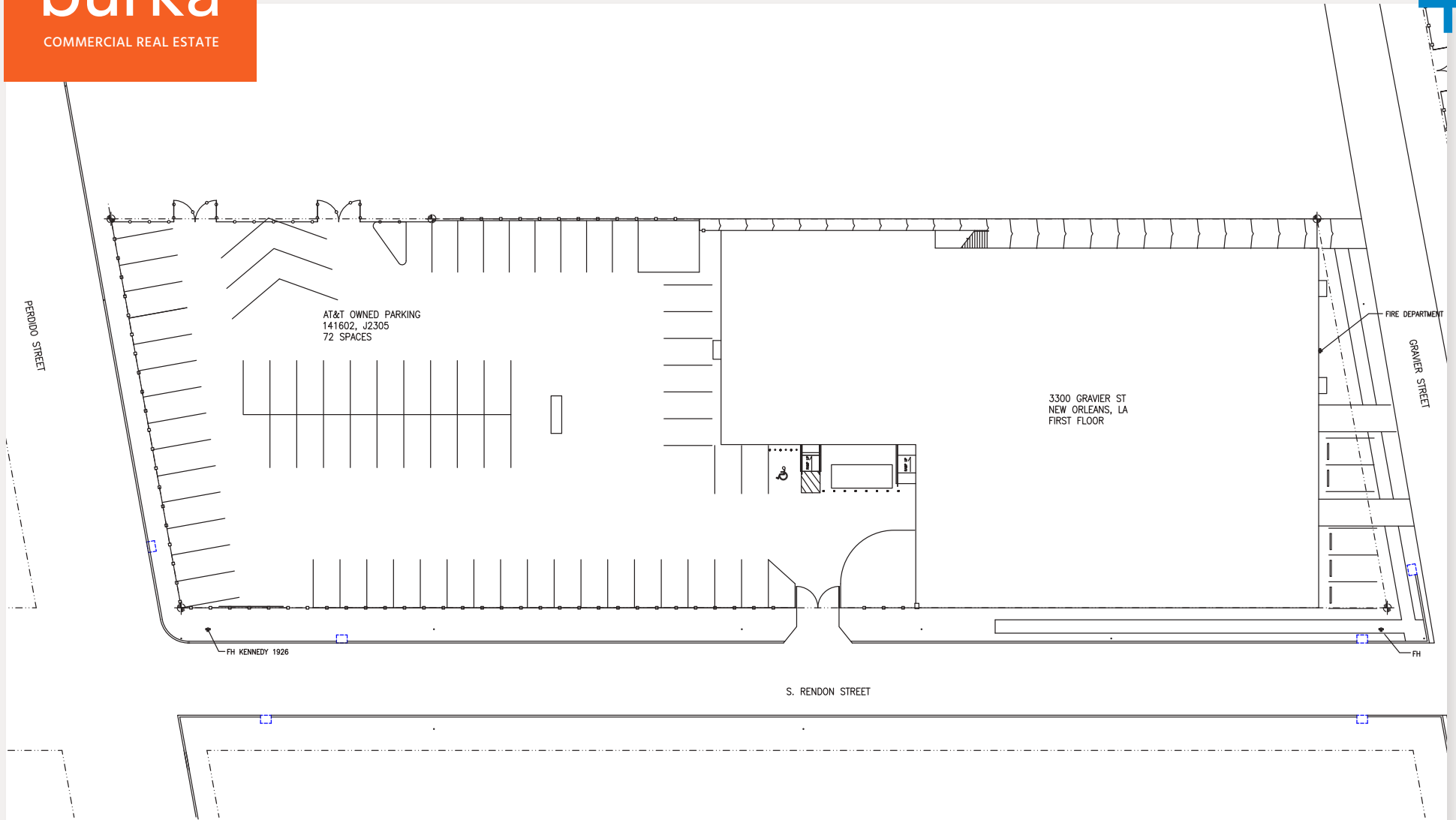
POINTS OF INTEREST MAP

📍 3300 Gravier Street, New Orleans, LA 70119



GROUND FLOOR PLAN



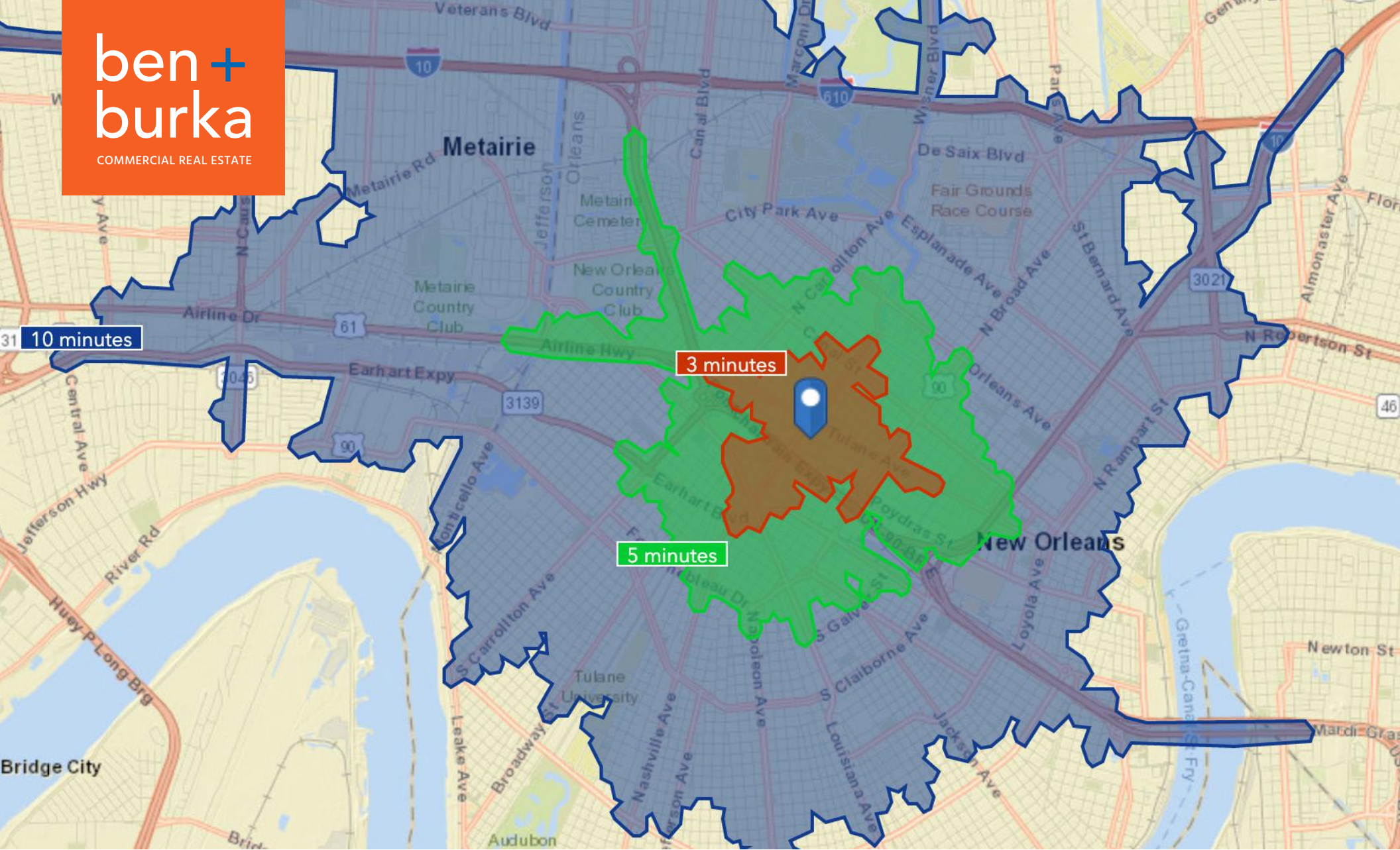


SITE PLAN



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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Owner is a licensed Real Estate Broker in the State of Louisiana

AARON KAZANOFF

OWNER/AGENT

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— LICENSED IN THE STATE OF LOUISIANA —

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