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COMMERCIAL REAL ESTATE

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MID-CITY WAREHOUSE/VACANT LAND

2543 Perdido Street, et al, New Orleans, LA 70119

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MID-CITY WAREHOUSE/LAND

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DESCRIPTION

Spanning 65,000 SF, 2543 Perdido Street offers a prime redevelopment or warehouse site for sale. The property includes ±11,000 SF of dock-high warehouse space with three truck wells, ±1,750 SF of ground-level warehouse space, ample off-street parking, a laydown yard, and excess land. Previously used for food production, the warehouse features large cooler spaces and open storage areas. Zoned MU-2, it allows for diverse uses, including apartments, warehousing, distribution, and hotels.

Centrally located within the New Orleans MSA, the site is ideal for redevelopment, with nearby projects like the Falstaff and Marquis Apartments, CubeSmart Self Storage, and the Tulane Ave. revitalization.

Ownership will sell the lots individually or as a full package:

ADDRESS	BUILDING SF	LAND SIZE	PRICE
2543 PERDIDO ST	±12,750 SF	±43,957 SF	\$1,600,000
620 S. DORGENOIS ST	0 SF	±10,260 SF	\$355,000
2532 GRAVIER ST	0 SF	±3,840 SF	\$115,000
2536 GRAVIER ST	0 SF	±3,840 SF	\$115,000
2544 GRAVIER ST	0 SF	±3,890 SF	\$115,000
TOTAL	±12,750 SF	±65,427 SF	\$2,300,000

DEMOGRAPHICS

2024 DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
POPULATION	6,384	33,245	186,518
AVERAGE HH INCOME	\$47,428	\$64,490	\$93,007

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AERIAL VIEW

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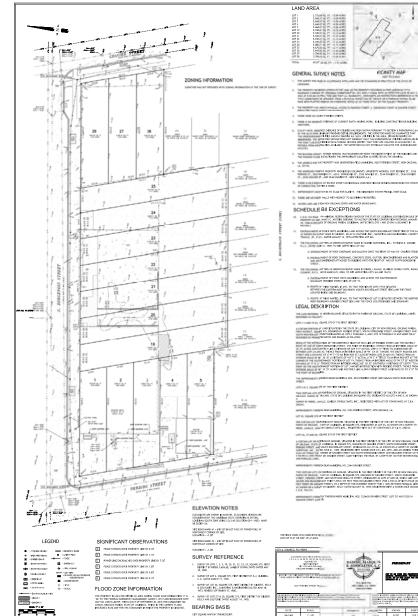
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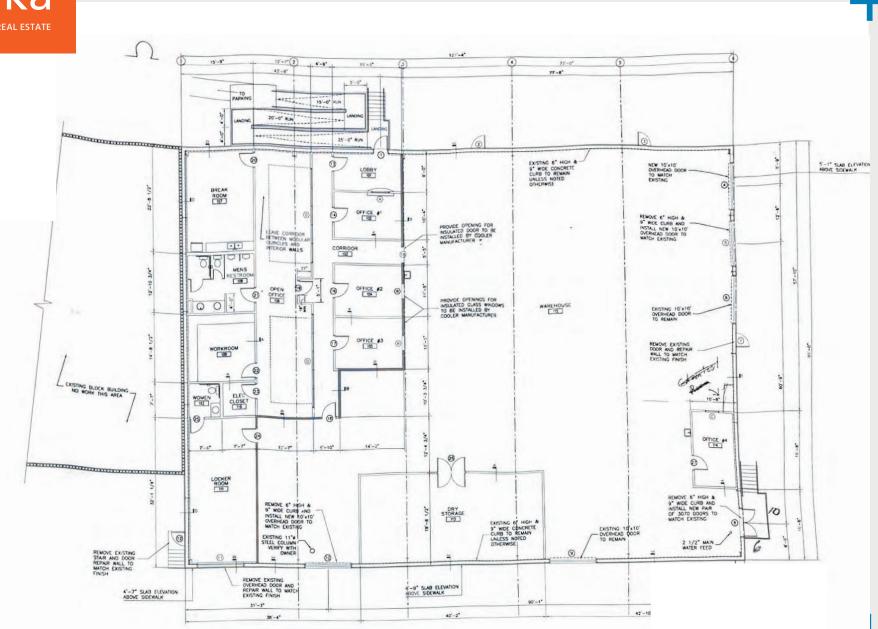


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APPROXIMATE WAREHOUSE FLOOR PLAN



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DRIVE TIME MAP

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

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