



3200A ANDOVER | FOR SALE



THE
MCENERY
COMPANY

810 UNION STREET, NEW ORLEANS, LA 70112
504-274-2701 | MCENERYCO.COM



OFFERING OVERVIEW

Address: 3200 A Andover Street, Jefferson, LA 70121

Price: \$480,000

Building Size: 4,664 SF (3,476 SF Warehouse + 1,188 SF of High-End Office)

Lot Size: +/- 10,000 SF (5 Parking Spaces & 100' x 40' Rear Yard)

Zoning: M-1

Ceiling Height: 12' Clear, 20' Height

Interior Access: (2x) 12' x 12' Rolling Overhead Doors, Pedestrian Door to Office



SCOTT WESTON

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OFFERING OVERVIEW

Offered for sale is a 4,664 square foot office/warehouse currently utilized as a mill-shop situated on a large site that includes five off-street parking spaces and an approximately 100' x 40' rear lay-down yard. The warehouse portion (3,476 SF) of the building is accessed via two (2) 12' x 12' rolling overhead doors and has approximately 20' ceiling heights. The warehouse portion also includes a heated/cooled foreman's office and shop bathroom.

The second story office portion consists of 1,188 SF of space inclusive of a reception area, two private offices (one with a large ornate full bathroom). Office finishes are high-end including built-ins, triple crown molding, canned LED lighting, and full bathroom with luxurious double headed marble shower in main office.

The property is technically part of a condo association with the neighboring building. However, there are no dues and insurance is fully independent. 3200A maintains exclusive use of the parking lot and lay-down yard immediately in front of and behind the building.



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