

# AVONDALE FABRICATION FACILITY ~ 73,000 SF of GBA

5100 River Road, Avondale, Louisiana

**FOR LEASE | Contact Agent for Pricing**

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## THE McENERY COMPANY

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# Avondale Fabrication Facility - 73,000 SF

Building Spec Sheet and Avondale Facility Detail

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|                                 |  |
|---------------------------------|--|
| <b>Address:</b>                 | 5100 River Road, Avondale, Louisiana—Building 845 (Structural Processing Center)   |
| <b>Dimensions:</b>              | Approximately 144' x 504'  |
| <b>Crane Capacity:</b>          | 6 x 20-ton capacity with 17' hook height   |
| <b>Total GBA:</b>               | Approximately 73,000 SF  |
| <b>Lay Down Yards:</b>          | Immediately adjacent and available—subject to negotiation  |
| <b>Zoning:</b>                  | M-2, Industrial District   |
| <b>Eave Height:</b>             | 30 feet  |
| <b>Additional F, F &amp; E:</b> | Dust collector, conveyor systems, splitter/deflanger and Travograph for H/I Beams, a T-Beam fabricator and a Vertical Band Saw   |
| <b>Utilities:</b>               | Electrical, gas and water  |
| <b>Comments:</b>                | The Structural Processing Center at Avondale is a high grade, dual crane rail serviced facility with two 500' bays, each measuring approximately 72' in width. The entire facility has 30' eave heights. The property is located with the Avondale Marine Facility campus, and in 2019 will possess direct linkage with the 7,900 linear feet of Deepwater access along the Mississippi River. The campus is also within a mile of connections with 6 of the 7 North American Class 1 rail carriers. Avondale Marine, LLC in conjunction with T. Parker Host are developing a full-service intermodal, multi-tenant port facility, and the Structural Processing possesses the enviable location of being within and a part of this massive development in the local New Orleans Port market. For more information on this exciting development please visit <a href="https://www.tparkerhost.com/news/louisiana-gov-edwards-announces-hosts-acquisition-of-avondale-shipyard/">https://www.tparkerhost.com/news/louisiana-gov-edwards-announces-hosts-acquisition-of-avondale-shipyard/</a> . |



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The Opportunity

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# Avondale Fabrication Facility - 73,000 SF

Additional Pictures

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