

airport  
tunnel



# 4201 TULANE WAREHOUSE | OPPORTUNITY ZONE



Image courtesy of Rome

THE  
**MCENERY**  
COMPANY

810 UNION STREET, NEW ORLEANS, LA 70112  
504-274-2701 | [MCENERYCO.COM](http://MCENERYCO.COM)



# OFFERING OVERVIEW

**Location:** 4201 Tulane Avenue, New Orleans, LA 70119 at intersection of I-10 and U.S. 61/Tulane & Carrollton Avenues/Airline Highway in Mid-City

**Gross Area:** +/- 38,000 square feet of total square footage on two floors. 20,000 SF of ground floor space.

**Lease Terms:** \$9 per SF for 20,000 SF annually | NNN (18,000 SF 2nd floor space also available)

**General Comments:** This extremely well located and highly visible warehouse (formerly Lighting, Inc.) has been newly acquired and improvements are underway. Owner intends to deliver space with new roof, updated electrical, a new interior slab and exterior paint. Additional improvements can possibly be built to suit.

**Zoning:** The property currently holds legal non-conforming use as a warehouse, which is otherwise a conditional use, but the very flexible MU-1 Medium Intensity Mixed-Use District zoning also allows hotel, brewery, commercial kitchen, food processing, artisan and light manufacturing, broadcast and recording studio, and many more permitted uses.



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## LOCATION & BUILDING FEATURES

**Location:** Centrally located and highly visible industrial warehouse for lease in a **Qualified Opportunity Zone** near the intersection of I-10, Carrollton Avenue, Airline Highway and Tulane Avenue with easy access to anywhere in the metropolitan area, highly visible from each major thoroughfare for commercial exposure. The CBD, French Quarter, Mid-City, Uptown, Metairie and Kenner are just minutes from this facility.

### Building features include:

- 38,000 SF of industrial warehouse space is available, 20,000 of which is on the ground floor.
- Five (5) grade-level roll up doors on two street frontages: 8 ft, 10 ft, and 7.5 ft on the Tulane elevation, as well as 10' and 11' on the S. Solomon elevation.
- Clear height of 12' on ground floor, and 12'-14' on the second floor.
- New Roof.
- New electrical throughout.
- New interior slab.



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## POINTS OF INTEREST MAP



- |                          |                           |                         |                 |
|--------------------------|---------------------------|-------------------------|-----------------|
| 1 INTERSTATE 10          | 4 FOUNTAINBLEAU STORAGE   | 7 ENTERPRISE RENT A CAR | 10 EARHART BLVD |
| 2 AIRLINE HIGHWAY/ US 61 | 5 CARROLLTON AVENUE       | 8 JOULE ENERGY          | 11 COSTCO       |
| 3 TULANE AVENUE          | 6 CARRUTH BROTHERS LUMBER | 9 NIKE FACTORY STORE    | 12 THE PRESERVE |

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