





THE MCENERY
COMPANY



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.



GORDON MCLEOD D: 504.274.2711 C: 504.717.3648

EMAIL: GORDON@MCENERYCO.COM



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.

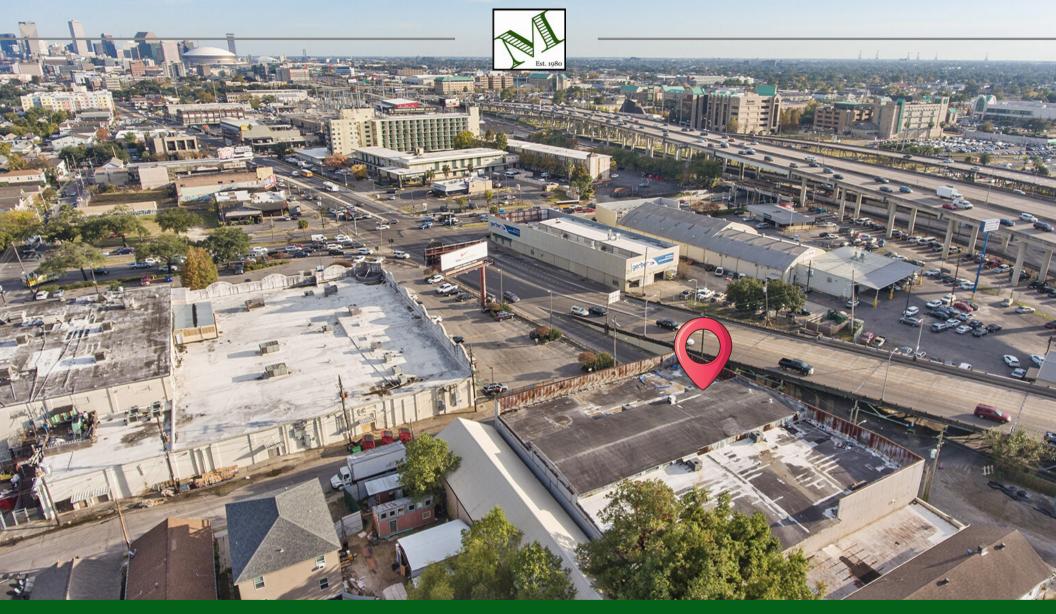


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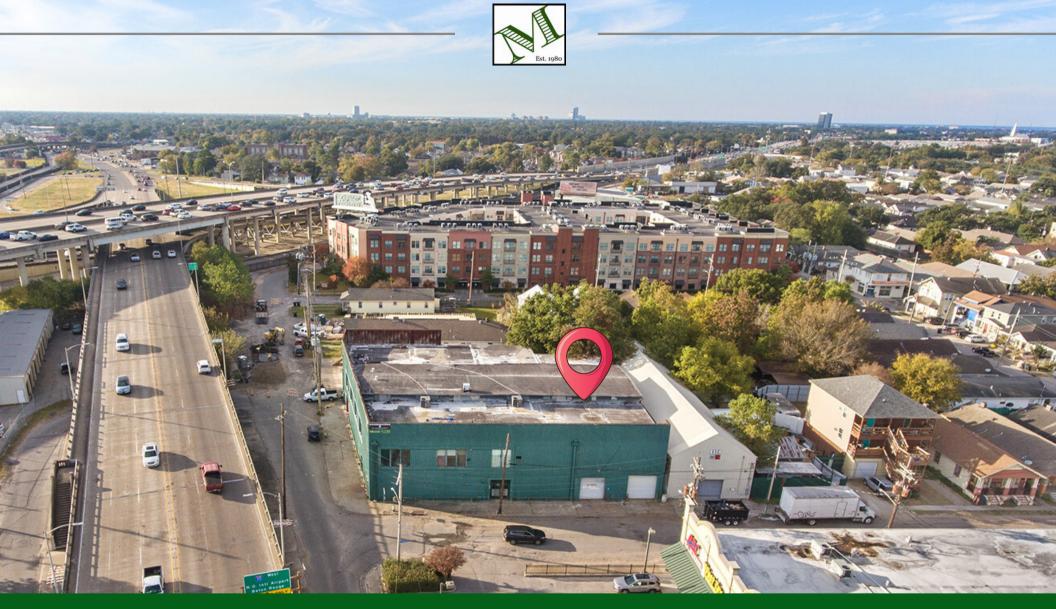
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810 UNION STREET, NEW ORLEANS, LA 70112 504-274-2701 | MCENERYCO.COM

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POINTS OF INTEREST MAP 8 12



- 1 INTERSTATE 10
- 2 AIRLINE HIGHWAY/ US 61
- 3 TULANE AVENUE

- 4 FOUNTAINBLEAU STORAGE
- 5 CARROLLTON AVENUE
- 6 CARRUTH BROTHERS LUMBER
- 7 ENTERPRISE RENT A CAR
- 8 JOULE ENERGY
- 10 EARHART BLVD
- 11 COSTCO
- 9 NIKE FACTORY STORE 12 THE PRESERVE

