



# 2502 MAGNOLIA



THE  
**MCENERY**  
COMPANY

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



# OFFERING OVERVIEW

**Location Overview:** 24,000 SF one story, dock high, warehouse facility available for sale or for lease at the corner of Magnolia and Second in Central City. Great building physique with excellent central location- immediately proximate to Uptown, CBD, and I-10.

## Building Information:

- Lay down yard at the corner of Magnolia and Second is 58' x 90' with a dock high 10'H x 16'W roll up door.
- There is a 90' x 12' dock high covered storage area alongside the yard with a large double door leading to main warehouse space.
- The building features 15'-19' ceiling height; 14'-18' clear height, and 16'-19' ridge height (need to verify)
- Roll-over curb along nearly the entire length property on Magnolia.
- Six (6) curb height 10'H x 16'W bays, 3 of which feature roll-up overhead doors, one of which contains out-swinging steel double doors, and two of which have been infilled with brick on Magnolia elevation
- One (1) additional 10'H x 16'W opening on Magnolia has been infilled with brick and retrofitted with a pedestrian door, and one ~9'H x 6'W door has also been infilled with brick and a pedestrian door.
- A small portion of the roof on the main warehouse was removed, but the joist pockets, etc. remain, so re-enclosing it would not be too difficult. There is also a portion of this roof that is need of repair, as well as the two (2) clerestory windows.

**Zoning Information:** The property is currently zoned HU-MU, but has been maintained as a warehouse for many years. The property may enjoy a legal nonconforming use as a warehouse facility, pending formal City of New Orleans confirmation.

## SALE PRICE: \$1,200,000 | \$50 PER SF



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# PROPERTY PHOTOS



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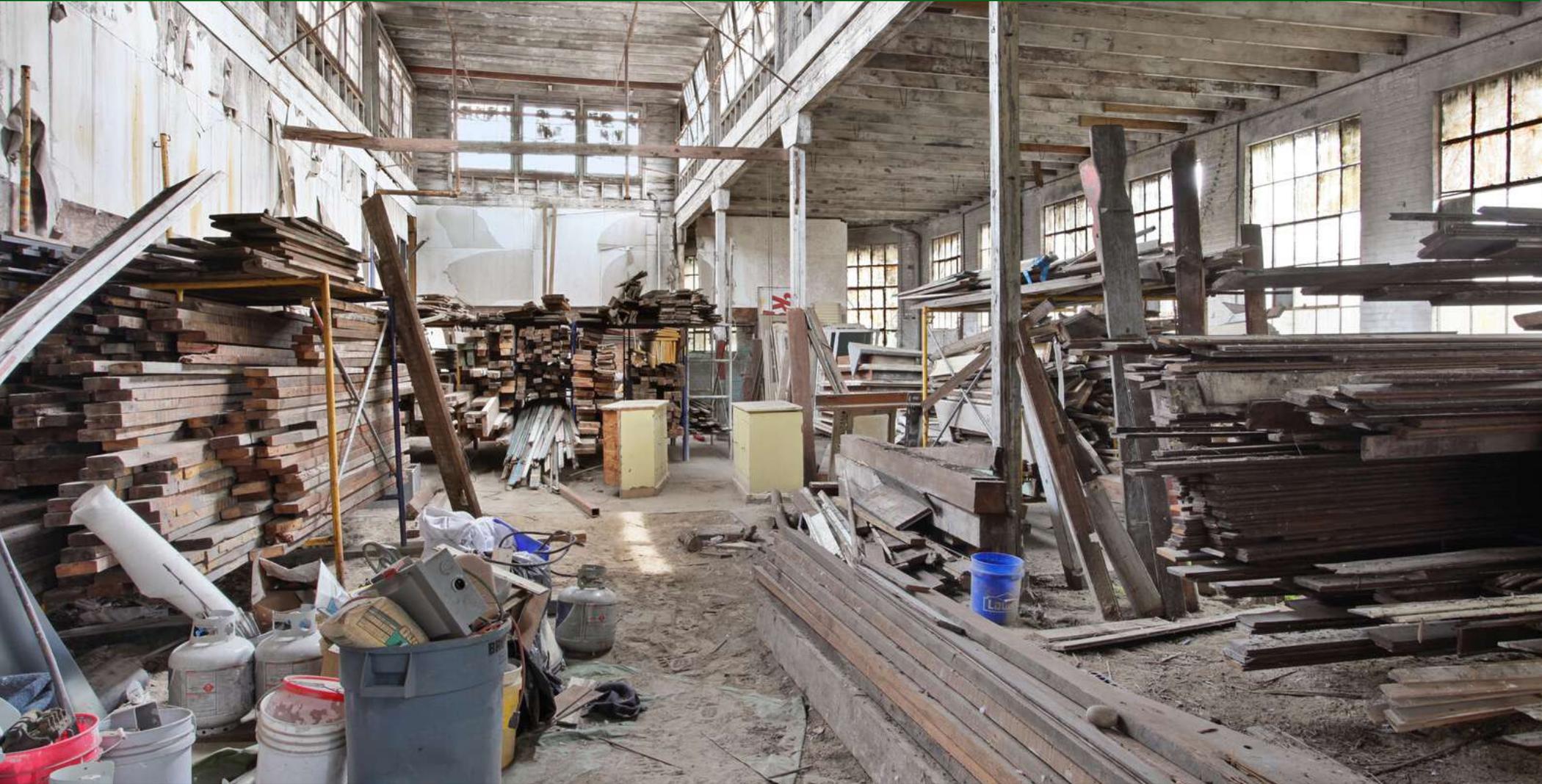


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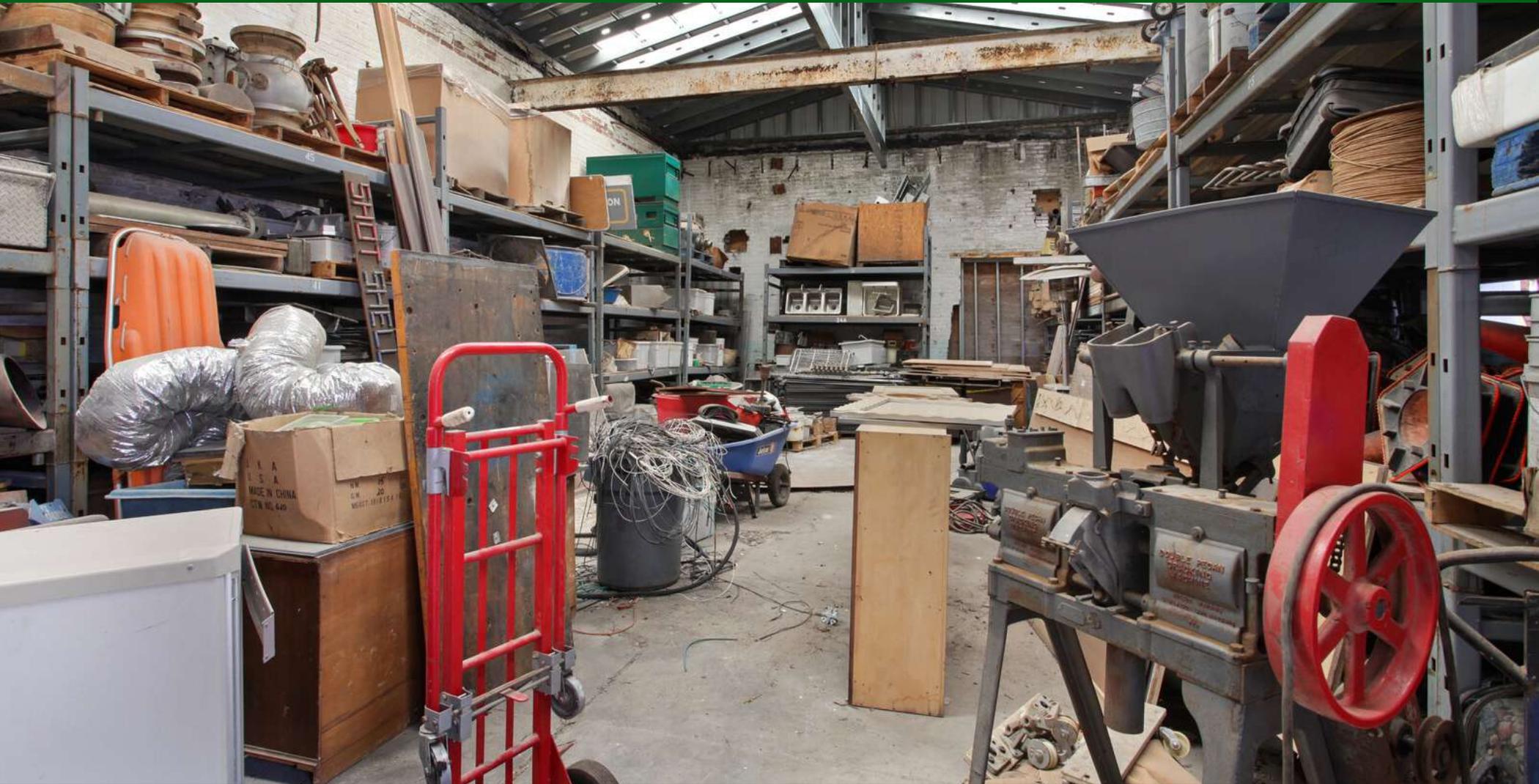


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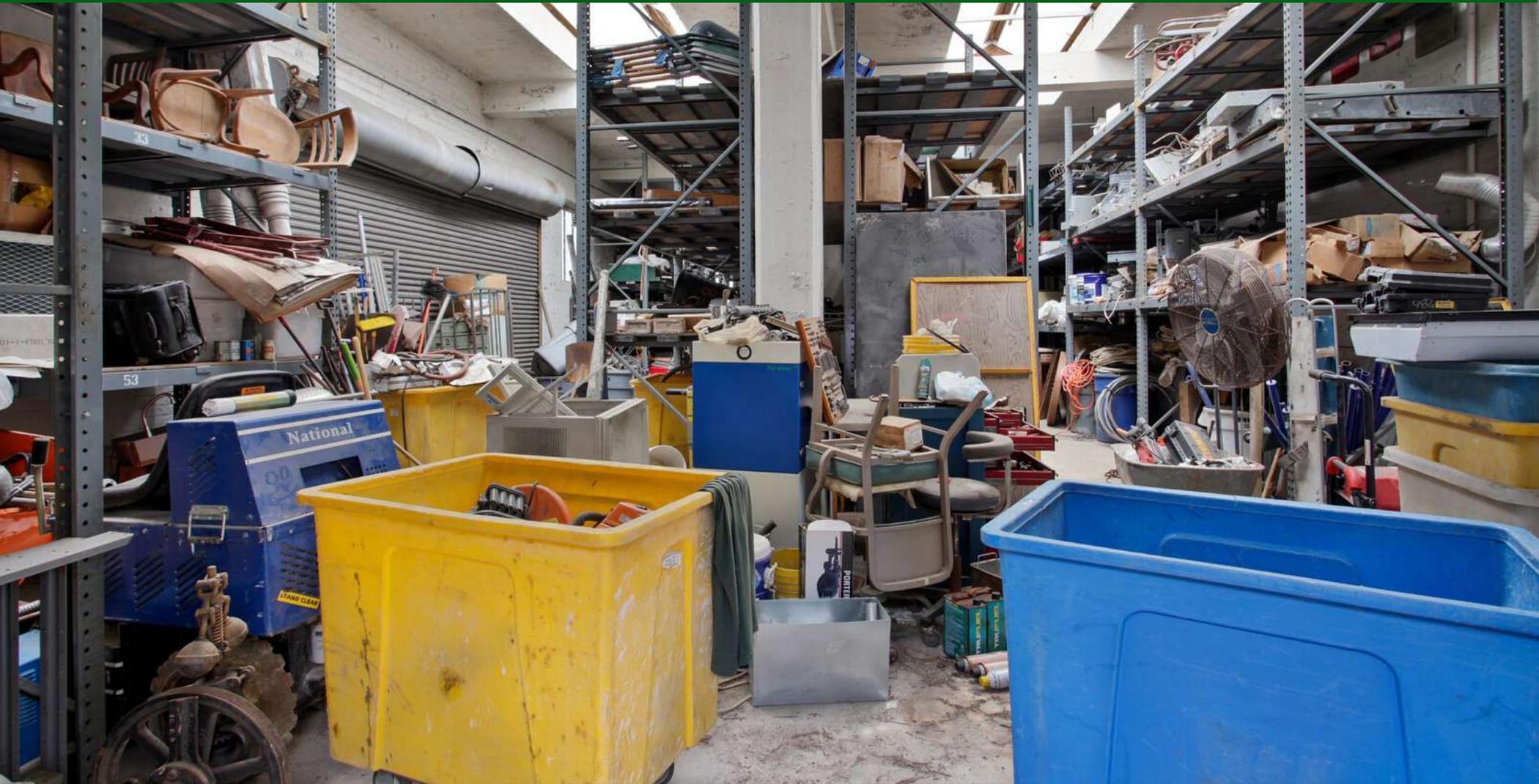


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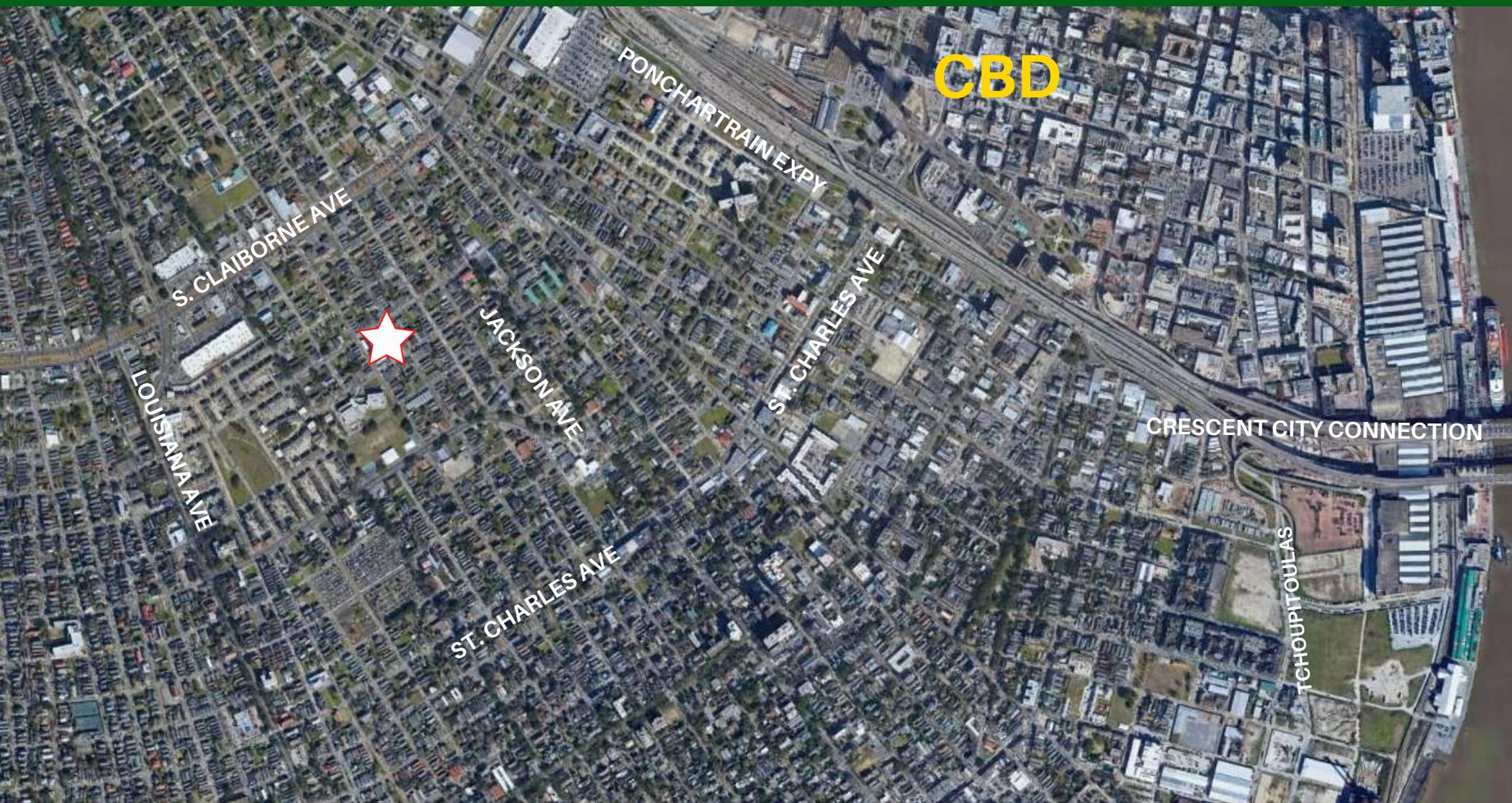


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## POINTS OF INTEREST MAP



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