



**HIGH VISIBILITY**



OFFERING MEMORANDUM

# WAREHOUSE + SHOWROOM

1400 AIRLINE DRIVE . METAIRIE . LA . 70001

# WAREHOUSE / SHOW ROOM FOR LEASE

1400 AIRLINE DRIVE  
METAIRIE, LA 70001

LISTING AGENTS

**Christopher K. Dozier**

*Associate Broker*

C: 504.722.5393

D: 504.274.2712

ckdozier@mceneryco.com

**S. Parkerson McEnergy**

*Sponsoring Broker*

C: 504.236.9542

D: 504.274.2664

parke@mceneryco.com

THE McENERY COMPANY

810 UNION STREET, 4TH FLOOR  
NEW ORLEANS, LA 70112

504-274-2701 | MCENERYCO.COM



The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana.

# OFFERING SUMMARY



**Address:** 1400 Airline Drive, Metairie, Louisiana 70001

**Base Rent:** \$8.20 per square foot on triple net terms

**GBA:** +/- 25,000 SF with 40' Clear Span Eave Heights + Dock High Loading

**Total Site Size:** +/- 47,593 SF

**Zoning:** M-1 Industrial District

## Offering Summary:

- Fully functional 30-ton gantry crane and full length crane rail system
- Total building size of approximately 24,882 SF with 800 SF of office space.
- Two front side dock high overhead doors: 17' x 22' and 10' x 20'
- One rear dock high overhead door: 12' x 10'
- 2024 Approximate NNN charges:
  - Insurance \$1.08 per SF | Taxes \$0.67 per SF | CAM \$0.45 per SF



# PROPERTY SURVEY



VOLANTE LA BARRE PLANTATION  
JEFFERSON PARISH, LA.

Resubdivision Of a part of Lots 10, 11, 12, 13 & 14.  
Into Lot A-12, Volante La Barre Plantation,  
Jefferson Parish, La.

"Jefferson Parish has not examined or reviewed any  
portion of land shown and does not imply that the  
applicant's title or ownership is valid."

CERTIFICATE OF PLANNING DEPARTMENT REVIEW

Summary No. \_\_\_\_\_ Division No. \_\_\_\_\_  
Has been reviewed by the Planning Department

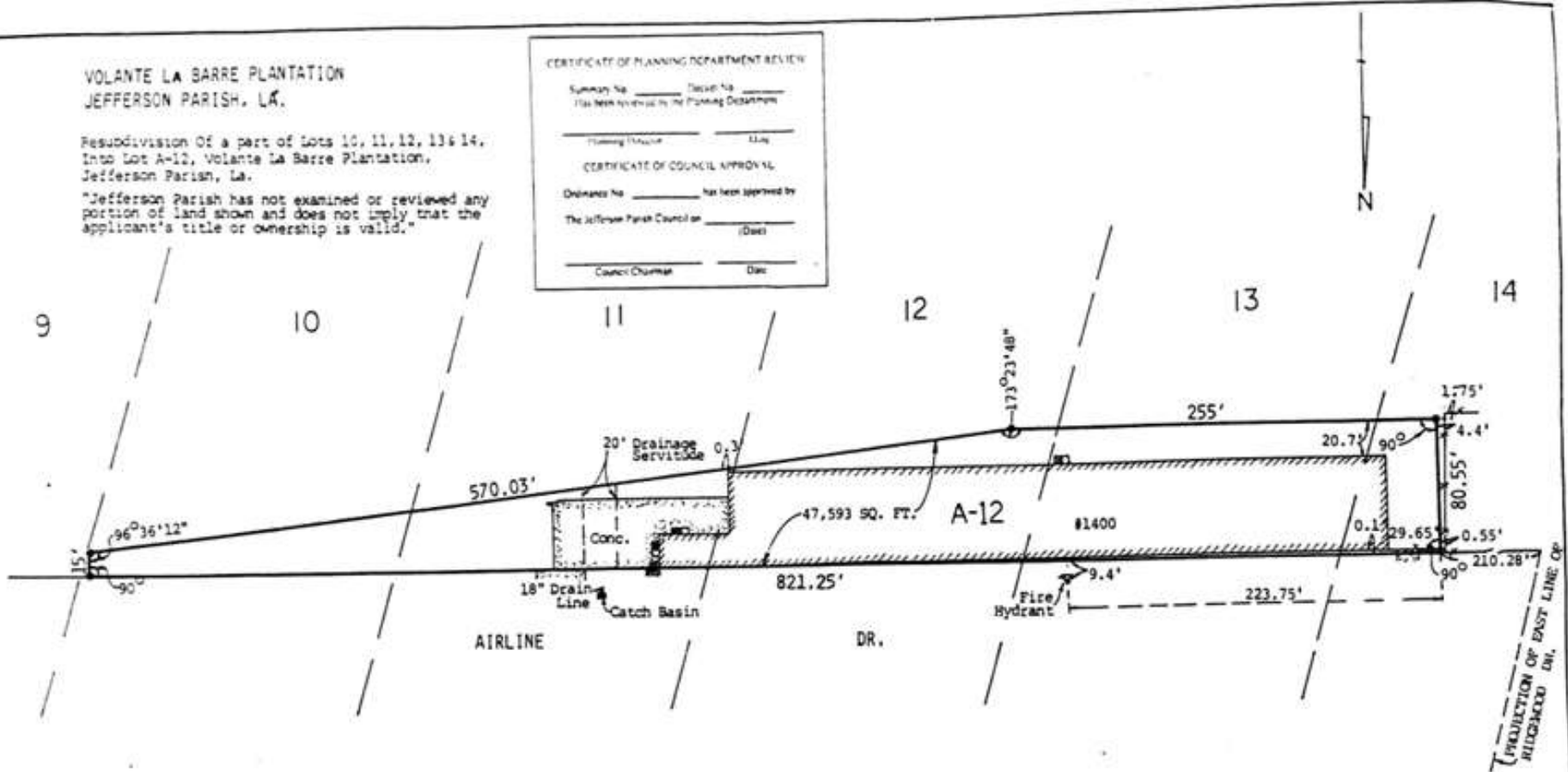
Planning Director \_\_\_\_\_ Date \_\_\_\_\_

CERTIFICATE OF COUNCIL APPROVAL

Ordinance No. \_\_\_\_\_ has been approved by

The Jefferson Parish Council on \_\_\_\_\_ (Date)

Council Chairman \_\_\_\_\_ Date \_\_\_\_\_



September 4, 2003 20' Drainage Servitude Added For 18" Drain Line.  
Drain Line Located At Catch Basin. We Were Unable To Determine  
The Length & Course Of The 18" Drain Line

MAY 31, 2003  
SURVEY CERTIFIED TO: Cummins Mid-South, LLC

• Denotes 1/4" Iron Rod Set  
SURVEYED IN ACCORDANCE WITH THE LA. "MINIMUM STANDARDS FOR PROPERTY BOUNDARY  
SURVEYS" FOR A CLASS C SURVEY

3" *[Signature]*

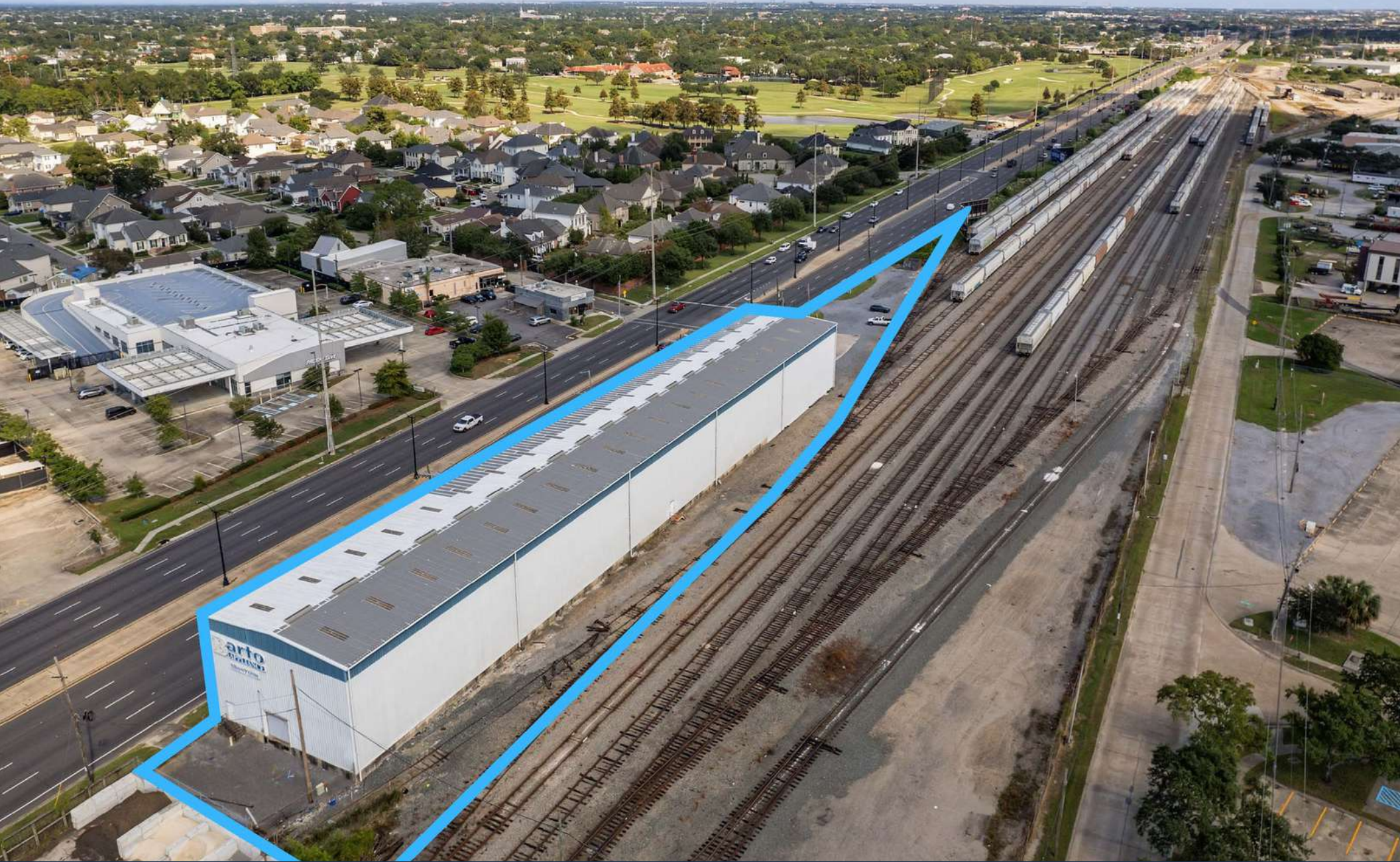


I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY AND THAT NO  
ENCROACHMENTS EXIST ACROSS ANY OF THE PROPERTY LINES EXCEPT AS SHOWN  
THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET  
FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL  
APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE  
NO TITLE SEARCH OR PUBLIC RECORDS SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

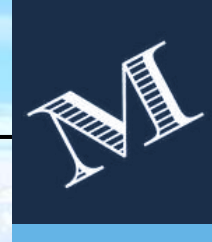
**HANDLE-EDWARDS SURVEYING INC.**  
LAND SURVEYORS METAIRIE, LA.

SCALE 1" = 60'

# PROPERTY OUTLINE



# PROPERTY PHOTOS

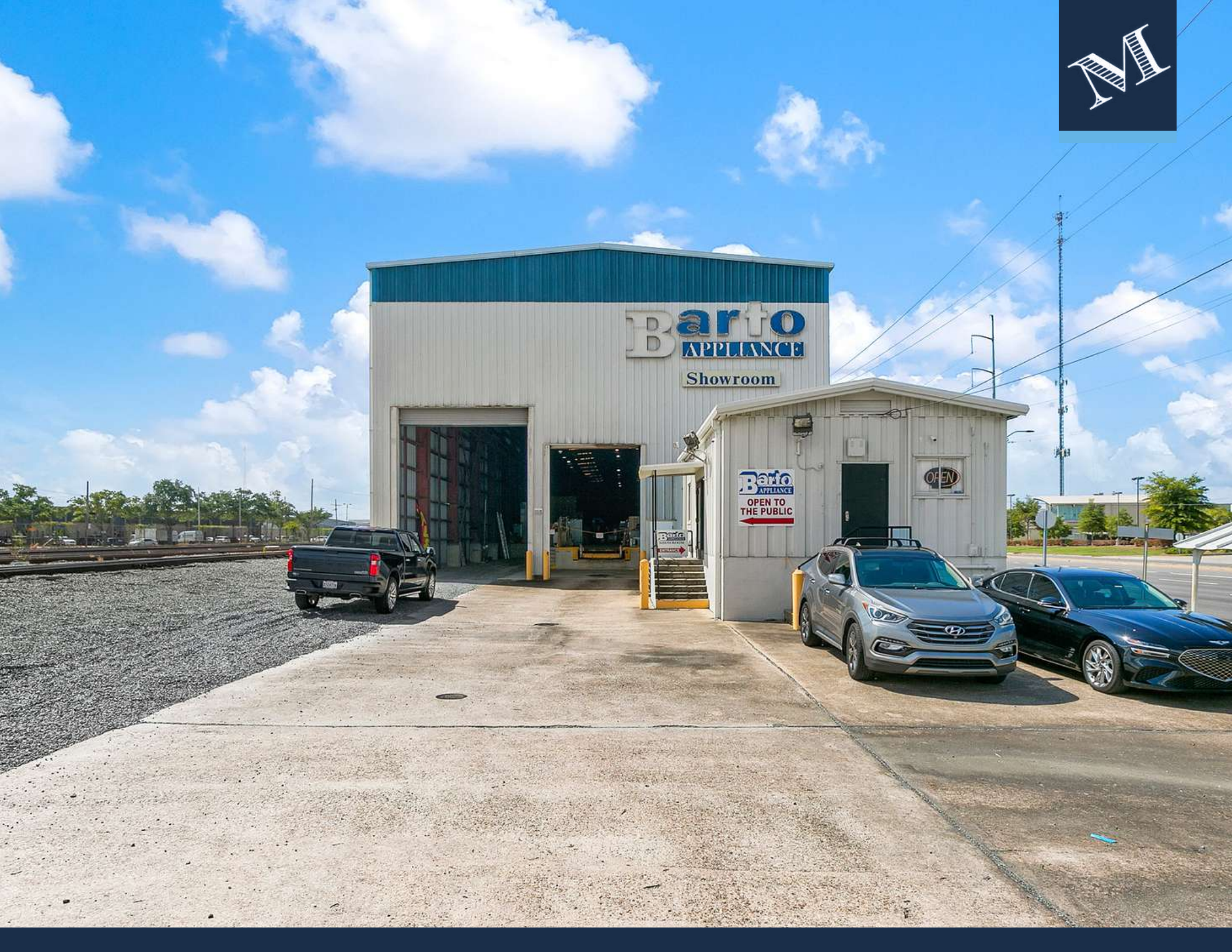


AIRLINE DRIVE



**Barto**  
AUTOMOTIVE  
Showroom

SALE SALES  
SALE SALES  
SALE SALES



**Barto**  
APPLIANCE  
Showroom

**Barto**  
APPLIANCE  
OPEN TO  
THE PUBLIC  
←

OPEN













CRESCENT TITLE



BRASA  
churrascaria



BYBLOS  
MEDITERRANEAN GRILL



W



Taj MAHAL  
Indian Restaurant



HIBERNIA  
BANK ESTABLISHED 1886



ME  
Massage Envy



ZOËS  
KITCHEN



PJ's  
COFFEE  
of new orleans



CITYGREENS



AUCOIN HART  
JEWELERS



CHASE



Langenstein's  
SINCE 1922



REGIONS



free to be  
POWER YOGA

N. CAUSEWAY BLVD.

RIDGELAKE DR.

BONABELL BLVD.

METAIRIE RD.

LOUMOR AVE.

METAIRIE RD.



SUPERCUTS



ups



crumbl  
cookies



Tuesday  
Morning



HURWITZ MINTZ



1922



MSAH  
METAIRIE SMALL ANIMAL HOSPITAL



planet  
fitness

AIRLINE SHOPPING  
CENTER



IN+OUT  
URGENT CARE



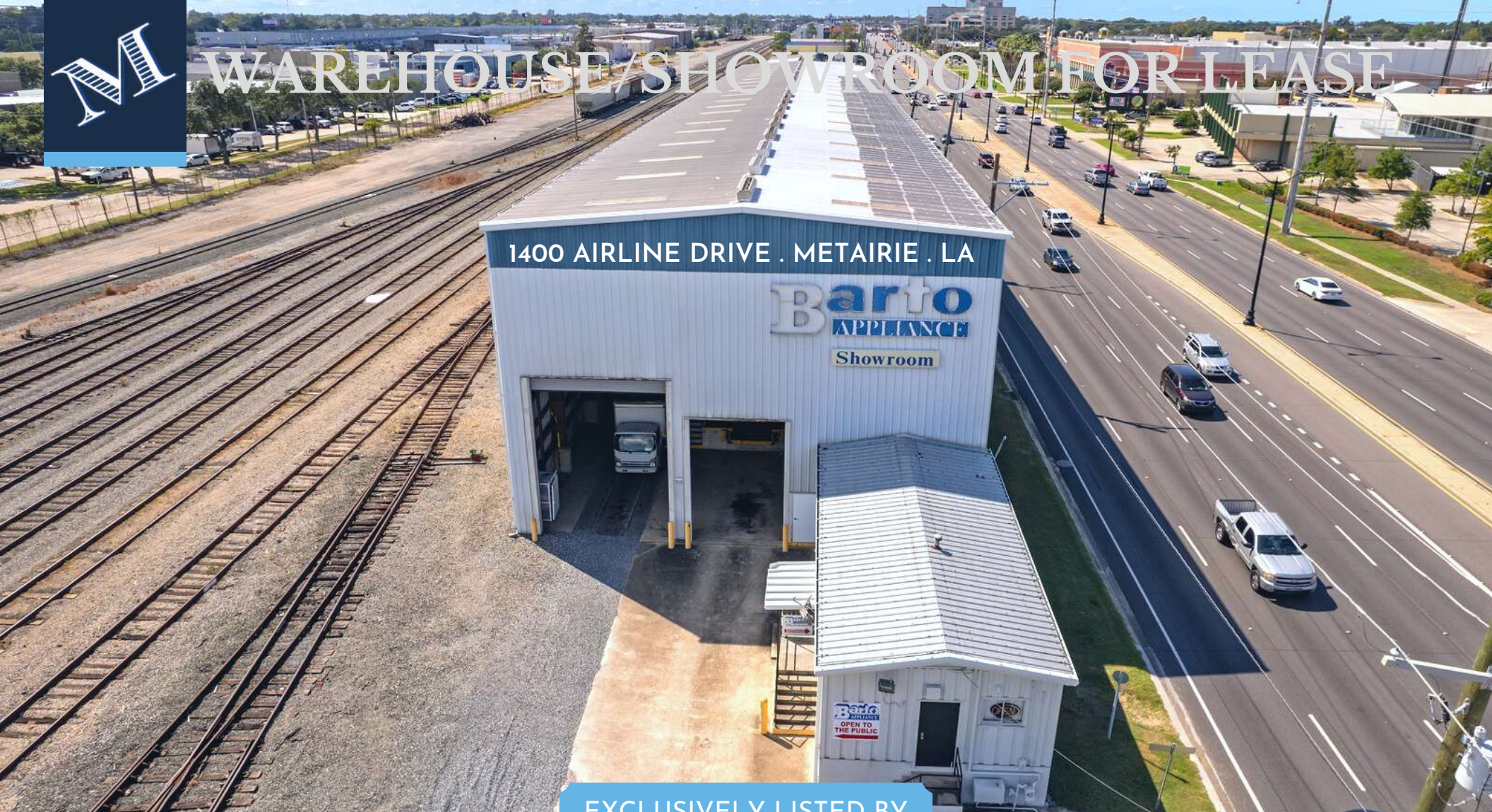
ROUSES MARKETS

AIRLINE DR.





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**Barto**  
APPLIANCE  
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EXCLUSIVELY LISTED BY



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### DISCLOSURE AND CONSENT TO DUAL AGENT DESIGNATED AGENCY



This document serves three purposes:

- It discloses that a real estate licensee may potentially act as a disclosed dual agent who represents more than one party to the transaction.
- It explains the concept of disclosed dual agency.
- It seeks your consent to allow the real estate agent to act as a disclosed dual agent.

A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS DOCUMENT, YOUR CONSENT TO DUAL AGENCY REPRESENTATION IS PRESUMED. BEFORE SIGNING THIS DOCUMENT, PLEASE READ THE FOLLOWING:

The undersigned designated agent(s) \_\_\_\_\_  
(Insert name(s) of licensee(s) undertaking dual representation)  
 and any subsequent designated agent(s) may undertake a dual representation represent both the buyer (or lessee) and the seller (or lessor) for the sale or lease of property described as \_\_\_\_\_  
(List address of property, if known)

The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they were informed of the possibility of this type of representation. The licensee(s) will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that the licensee(s) has explained the implications of dual representation, including the risks involved. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they have been advised to seek independent advice from their advisors or attorneys before signing any documents in this transaction.

#### WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

- Treat all clients honestly.
- Provide information about the property to the buyer (or lessee).
- Disclose all latent material defects in the property that are known to the licensee(s).
- Disclose financial qualifications of the buyer (or lessee) to the seller (or lessor).
- Explain real estate terms.
- Help the buyer (or lessee) to arrange for property inspections.
- Explain closing costs and procedures.
- Help the buyer compare financing alternatives.
- Provide information about comparable properties that have sold so that both clients may make educated decisions on what price to accept or offer.

#### WHAT A LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

- Confidential information that the licensee may know about the clients, without that client's permission.
- The price the seller (or lessor) will take other than the listing price without permission of the seller (or lessor).
- The price the buyer (or lessee) is willing to pay without permission of the buyer (or lessee).

You are not required to sign this document unless you want to allow the licensee(s) to proceed as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) in this transaction. If you do not want the licensee(s) to proceed as a dual agent(s) and do not want to sign this document, please inform the licensee(s).

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the licensee(s) acting as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) should that become necessary.

_____	_____
Buyer or Lessee	Seller or Lessor
_____	_____
Date	Date
_____	_____
Buyer or Lessee	Seller or Lessor
_____	_____
Date	Date
_____	_____
Licensee	Licensee
_____	_____
Date	Date

## Customer Information Form

### What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

**AGENCY** means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

**DESIGNATED AGENCY** means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

**DUAL AGENCY** means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

**CONFIDENTIAL INFORMATION** means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:	Seller/Lessor:
_____	_____
By: _____	By: _____
Title: _____	Title: _____
Date: _____	Date: _____
Licensee: _____	Licensee: _____
Date: _____	Date: _____

