

# 2585 Front Street Slidell, Louisiana

For  
SALE or LEASE



**For Further Information**  
**Randall R. White**  
**504-581-5005 (office)**  
**504-782-1881 (cell)**  
rwhite@corp-realty.com  
*Licensed in Louisiana*

201 St. Charles Avenue, Suite 4411  
New Orleans, LA 70170

## Two (2) Warehouses

60,873 sf warehouse



26,871 sf warehouse



# Property Overview

## Overview:

The offering consists of two independent warehouse facilities measuring 60,873 square feet (“Building One”) and 26,871 sf (“Building Two”) located on an approximately six (6) acre site of land with a municipal address of 2585 Front Street, Slidell, LA. The entire property is available for sale or lease.

## Price/Rate”

- The sale price is \$6,415,000 for the two (2) buildings and the six (6) acre site.
- The lease rate is \$6.00 per square foot per annum (\$531,000/year NNN).
- An additional +/-5.3 acre site of vacant land is adjacent to the offering site and can be made available if desired (no posted price at present).

## Description:

Building One has ten roll-up double wide metal doors with an eave height of 19’6” and 31’6” in the center. It was originally constructed in the 1930s, upgraded by Bernard Lumber Company in the 1960s, and significantly upgraded throughout the occupancy of Textron (20 years). The owner replaced the roof in 2001.

Building Two has eight roll-up metal doors with an eave height of 17’6” along the sides and 20’6” in the center. It was originally constructed in 1973 and underwent substantial upgrades by Textron in 2004/2005 (including the water and sewerage system to meet current codes at an expense of \$250,000).

The buildings are each protected by a fire alarm system.

The slab is over nine (9) inches thick in Building One.

Additionally, there is a 750 sf guard facility introducing the two buildings to employees and visitors.

The six (6) acre site is built-up with a concrete, stone, and brick foundation.

For the past twenty (20) years, the facility has been occupied by Textron Martine and Land Systems for painting and assembling military vehicles to support the war efforts in the Middle East. During its occupancy, Textron spent approximately \$2,500,000 upgrading the Buildings and the site.

## Listing Details & Area Information

### Listing Details:

Listing Name:	60,875 sf warehouse and 26,871 warehouse @ 2585 Front Street, Slidell, LA
Industrial Type:	Industrial grade facilities located on an approximately 6 acre, privately owned lot
Property Use Type:	Investment, Vacant, Owner/User
Land Area:	+/- 6 acres
Tenancy:	Single tenant or multi-tenant
Sale Term:	Cash to Seller
Percent Occupied:	0%
Owner Financing:	Available for up to fifty percent (50%) of the purchase price

### Area & Location:

Market Type:	Medium/Urban
Property Location:	West side of Front Street; North side of Cleveland Street
Road Type:	Paved
Transportation:	Highway
Highway Access:	I-12 to Highway 11 South Exit
Rail Access:	Tracks run in front of site parallel to Front Street
Airport:	Slidell Municipal Airport, North I-12
Site Description:	Stand alone industrial
Area Description:	Urban

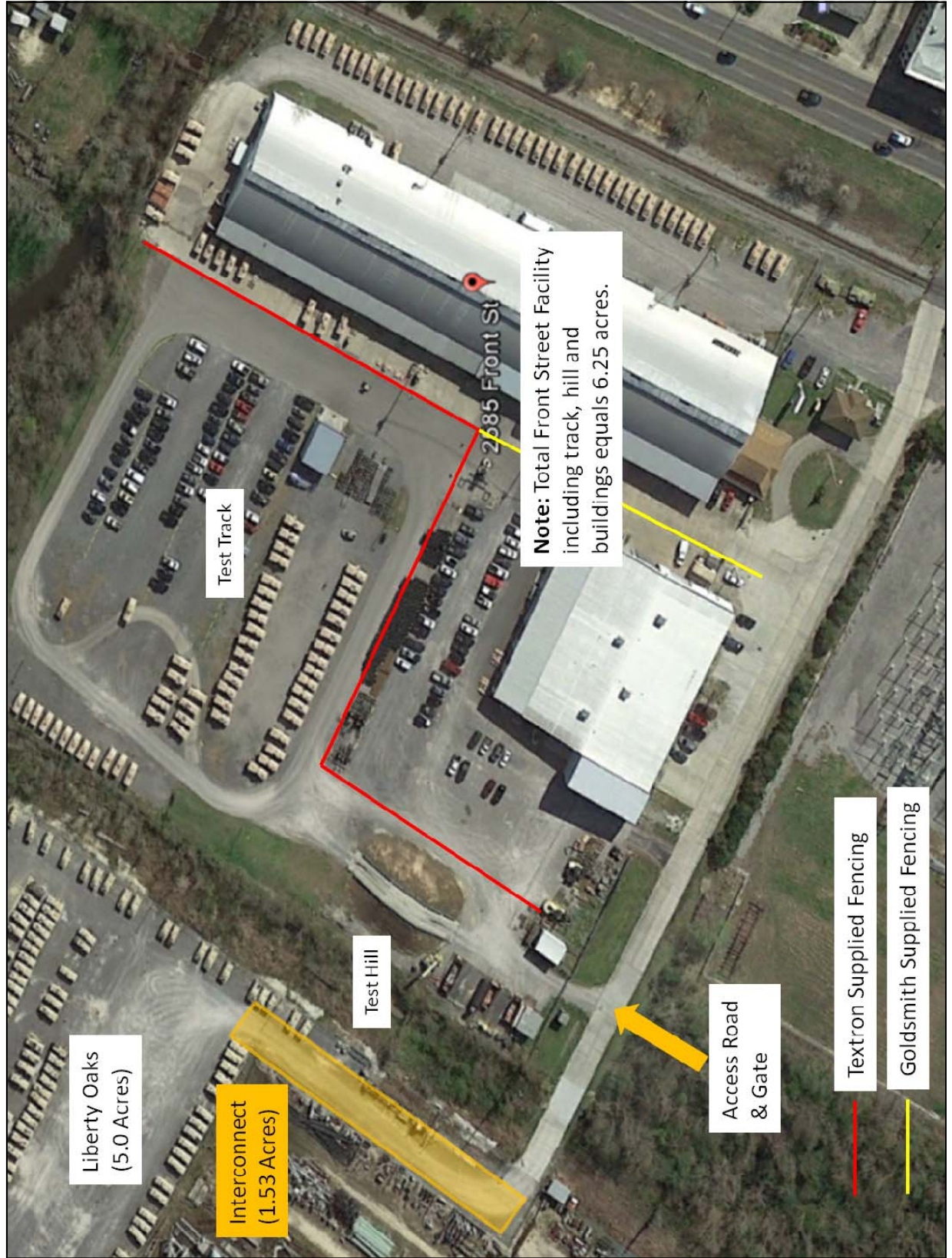
## Building Details

Number of Buildings:	Two (2)
Number of Stories:	Warehouses—One (1) Building One Offices—Two (2)
Office Space:	Building One          6,288 sf (1st and 2nd floors) Building Two          2,100 sf (1st floor)
Property Condition:	Excellent
Year Built:	Building One: 1930s; Building Two: 1973
Year Renovated:	Multiple
Roof Type:	Building One—Coved Building Two—Slanted Flat
Construction/Siding:	Corrugated metal
Exterior Description:	Metal
Parking Ratio:	Surface/rock
Parking Description:	Front and rear paved and rock
Total Parking Spaces:	Over three hundred (300+)
Loading Doors:	Building One—Ten (10) Building Two—Eight (8)

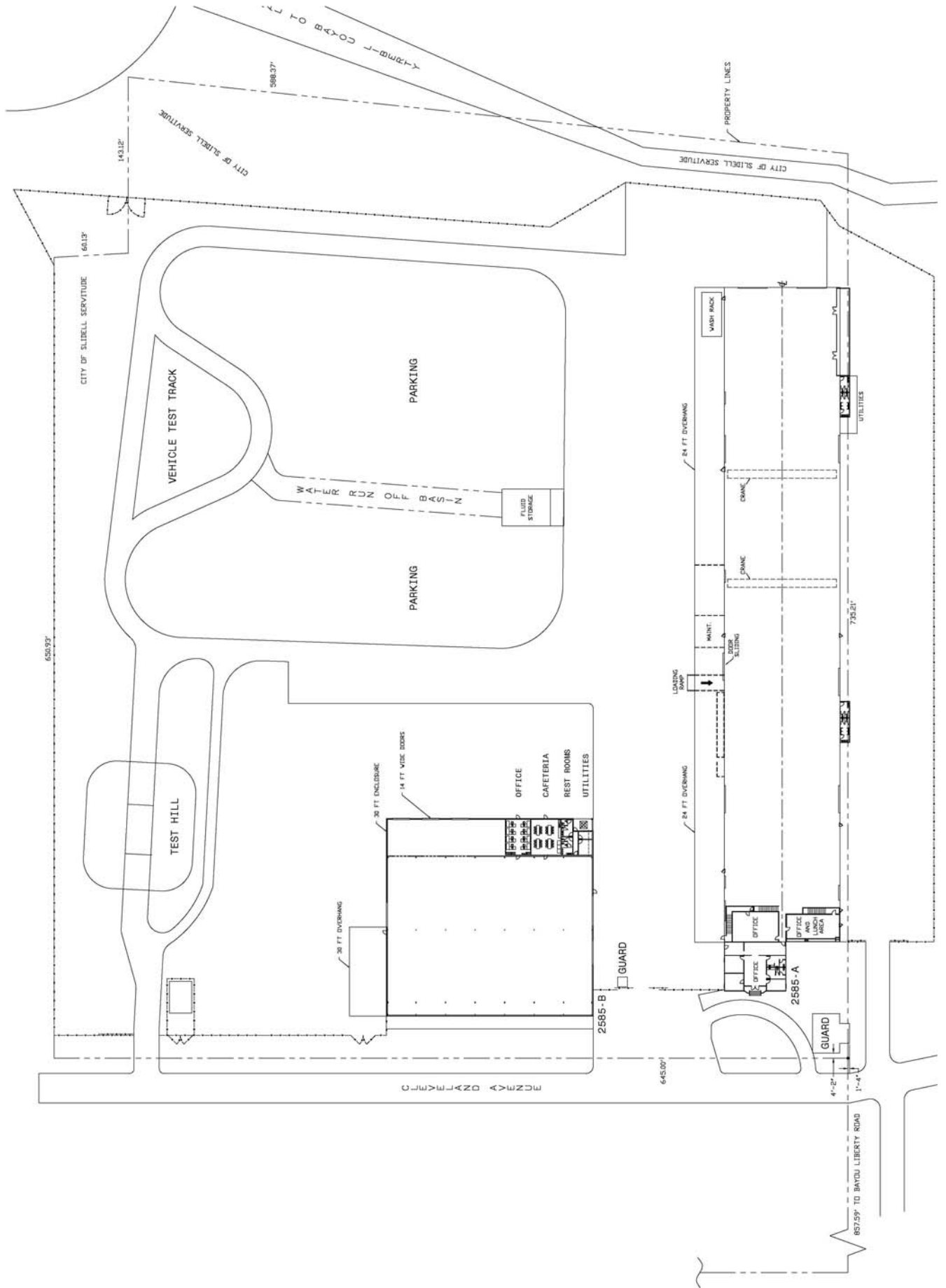
### Land Related:

Lot Frontage:	735' (along Front Street)
Lot Depth:	645' (along Cleveland Avenue)
Topography:	Level/flat
Address:	2585 Front Street Slidell, LA 70458
Parish:	St. Tammany
MSA:	New Orleans

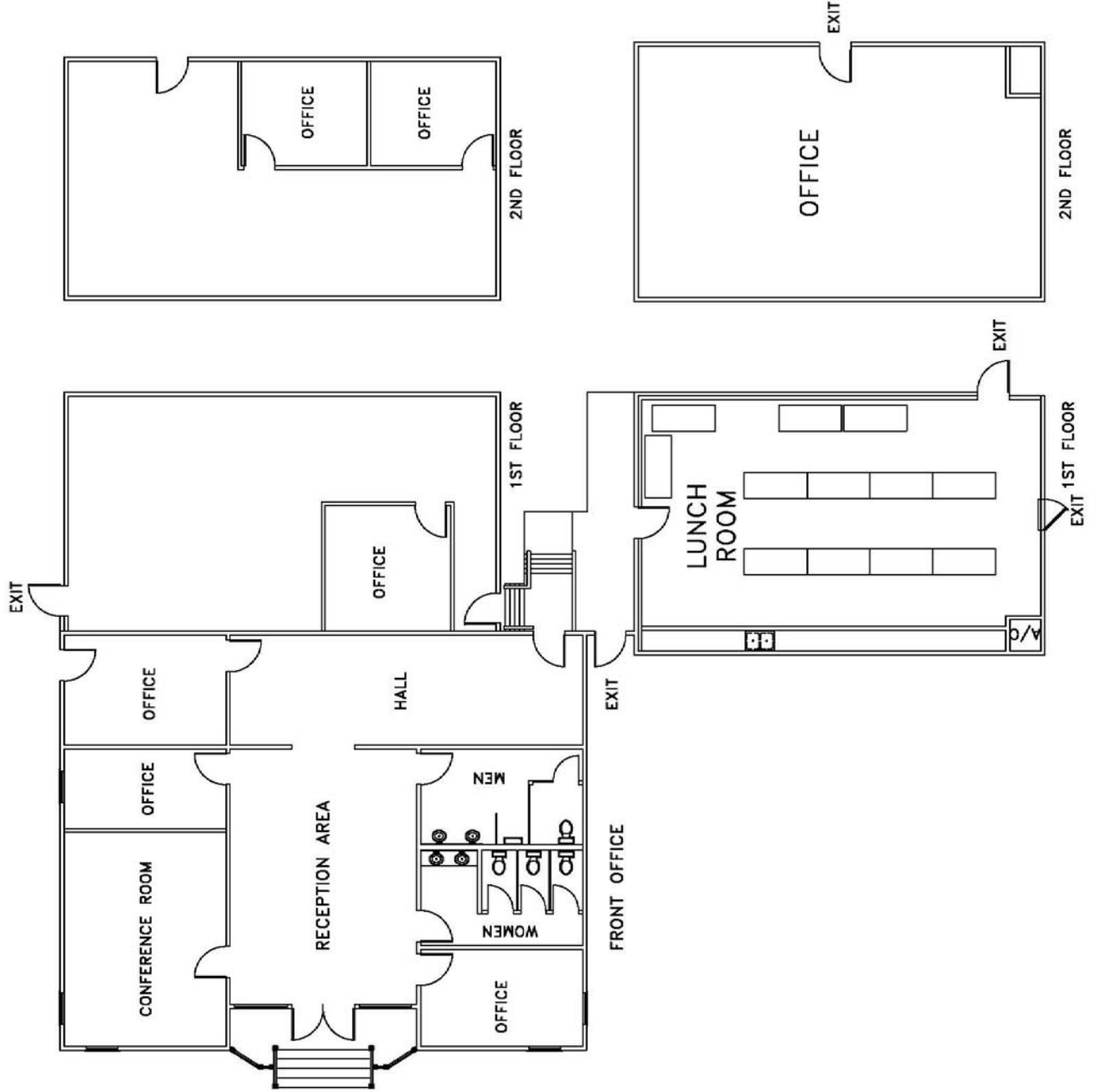
Aerial of Site



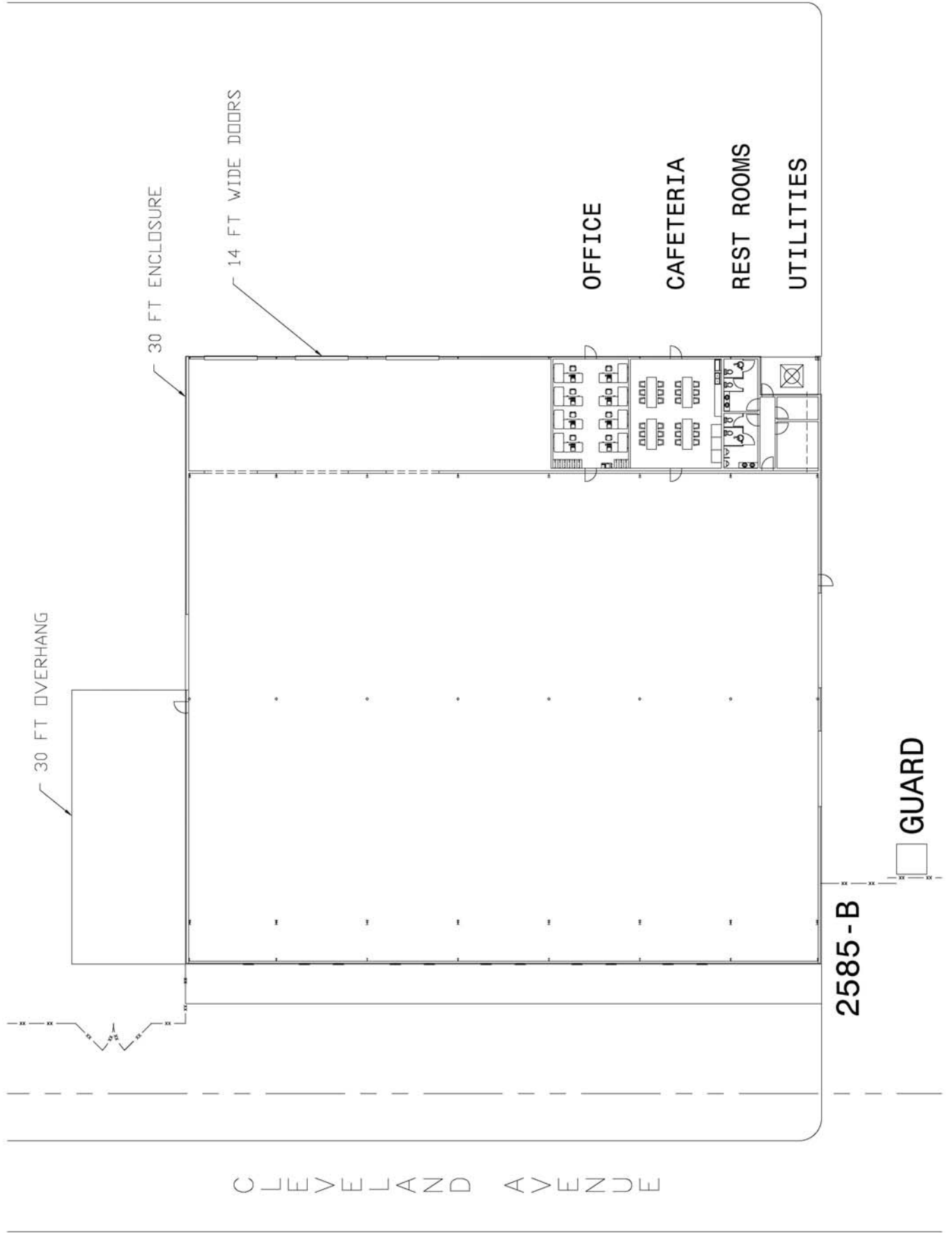
# Site Plan



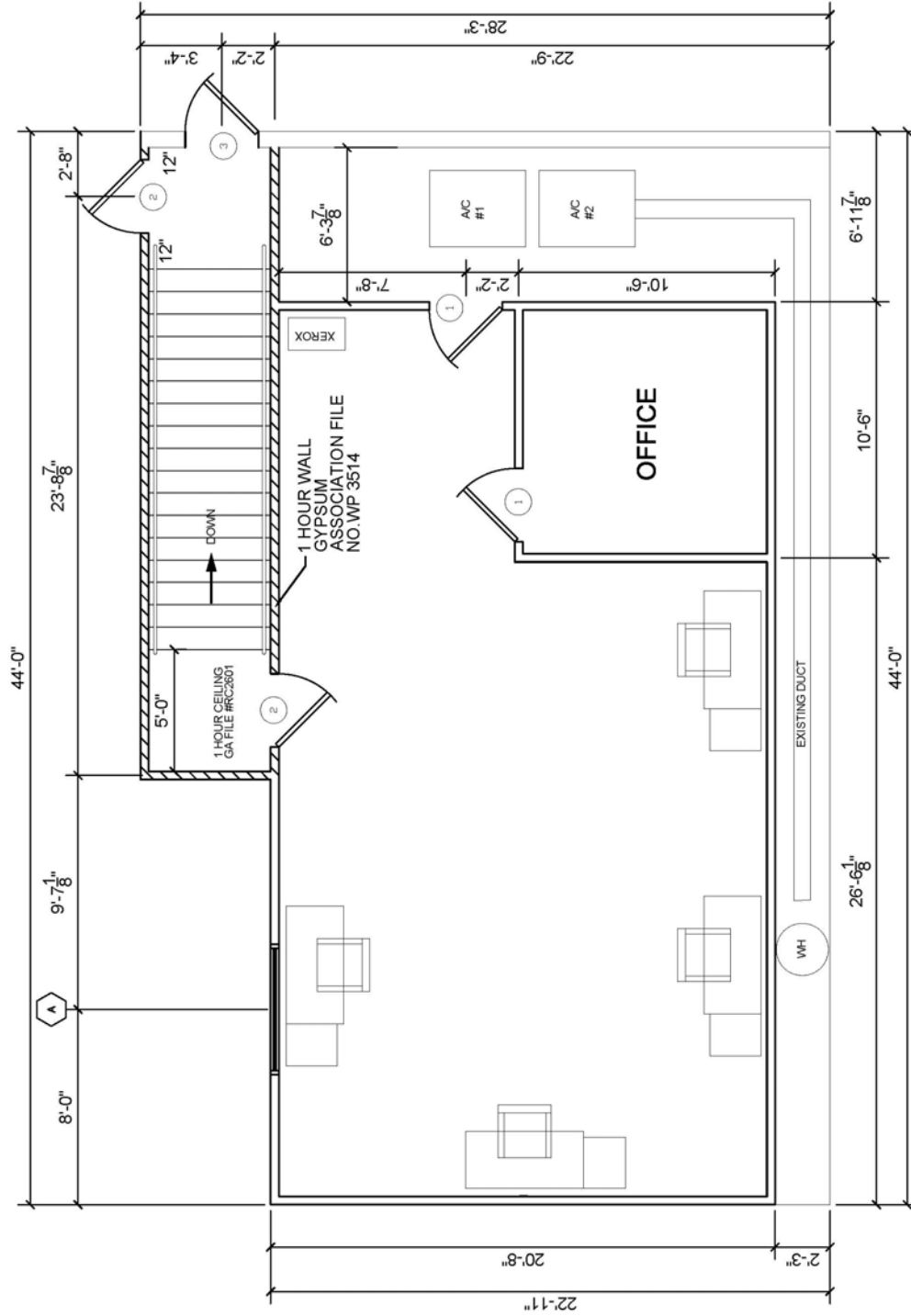
Floor Plan—Office Layout Area



# Floor Plan—Front Street Window Facility

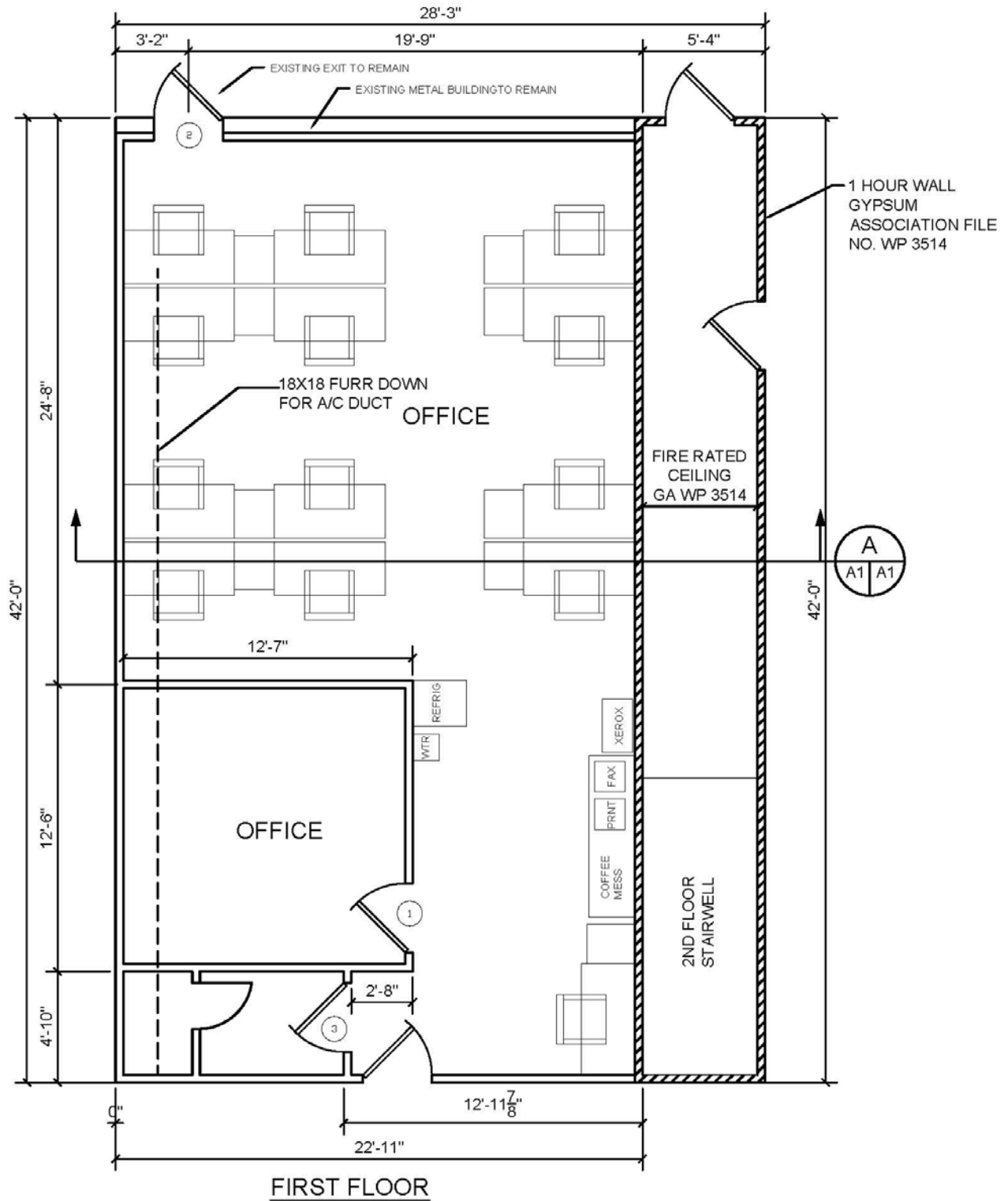


# Floor Plan—New Floor Plan

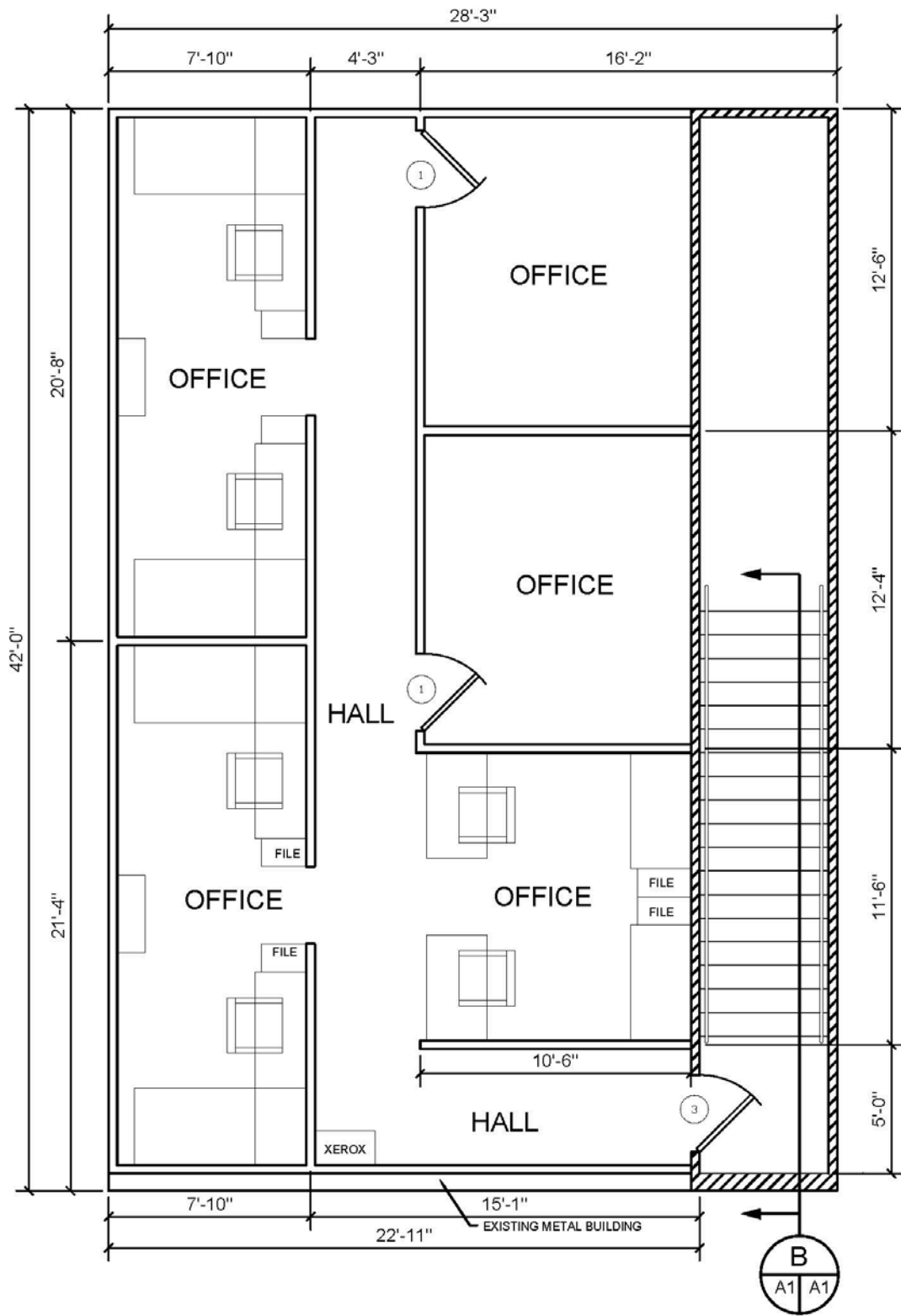


**FLOOR PLAN**  
SCALE: 1/4"=1'-0"

# Floor Plan—Office Floor One



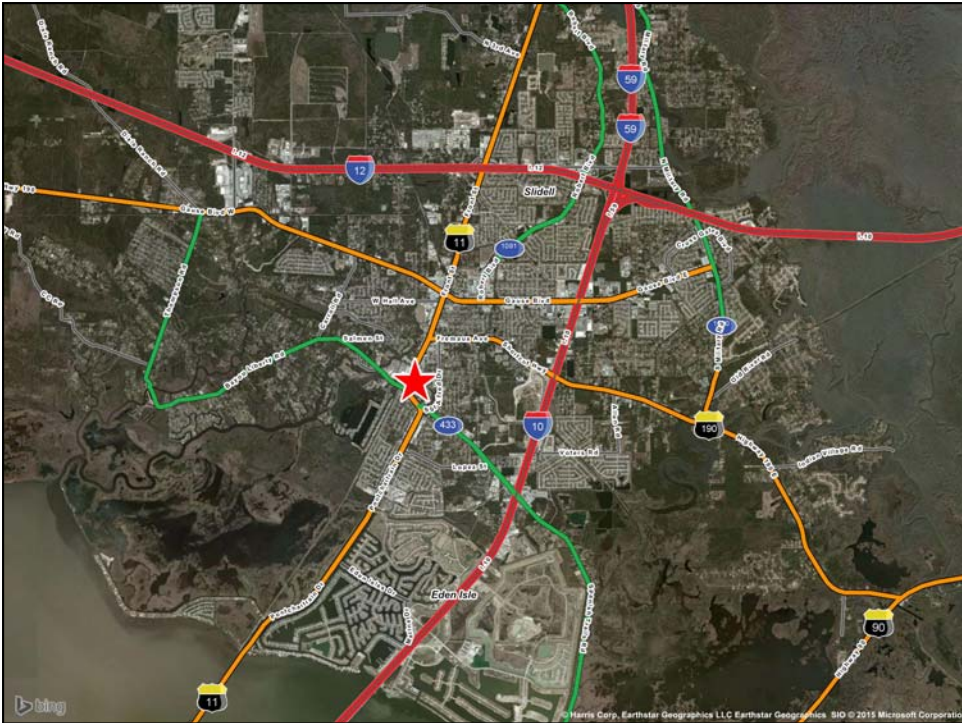
# Floor Plan—Office Floor Two



**SECOND FLOOR**

# Maps

## Showing location in Slidell



## Showing location in Southern Louisiana

