



Max J. Derbes, Inc.
REALTORS

**550 MODERN FARMS
ROAD
WAGGAMAN, LA
70094**

HUNTINGTON INGALLS INDUSTRIES AVONDALE ENGINEERING & CONSTRUCTION FACILITY

This property was constructed in 1982 to supplement the fabrication needs of Avondale Shipyard. It was reintroduced after the closure of the shipyard in 2014 as a state of the art fabrication and construction facility.

Prior Facility Utilization:

- Modular Construction
- Structural Fabrication (NC metal cutting, auto welding)
- Pressure Vessel Fabrication
- Pipe Fabrication
- Specialized Machine Shop Services (NC machines)
- Environmentally Controlled Painting
- Exterior Blast & Paint Facility

Transportation options include easy access to main highways, an onsite rail spur, and close proximity to the Mississippi River for marine transport. The property is in excellent condition and possesses a wide array of capabilities for many types of fabrication, construction and structural assembly.





HUNTINGTON INGALLS INDUSTRIES AVONDALE ENGINEERING & CONSTRUCTION FACILITY

SITE 1

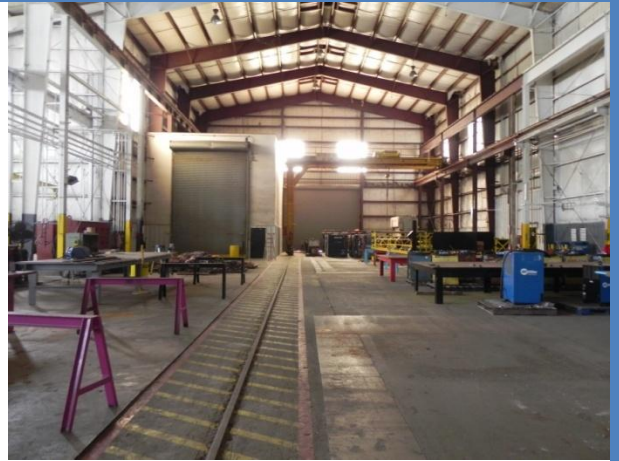
- 82,000 SF +/- fabrication facility on 18.562 acres.
- Office space of 2,350 square feet on two floors
- Ceiling height of 54' center and 35' side
- Main yard of 18 acres is fenced and mostly stabilized and compacted
- Five bridge cranes from 15 to 30 ton capacity
- Union Pacific rail spur serving the yard
- Fabrication equipment also available for purchase
- Zoned M-2, Industrial District
- Asking Price \$5,750,000

SITE 2

- Undeveloped land - 39.558 acres
- Zoned M-2, Industrial District
- Asking Price \$1,450,000

SITE 3

- 3,500 SF +/- office/storage building on 0.534 acres which is completely fenced
- The building is built out into large open offices with an overhead door
- Zoned M-2, Industrial District
- Asking Price \$340,000



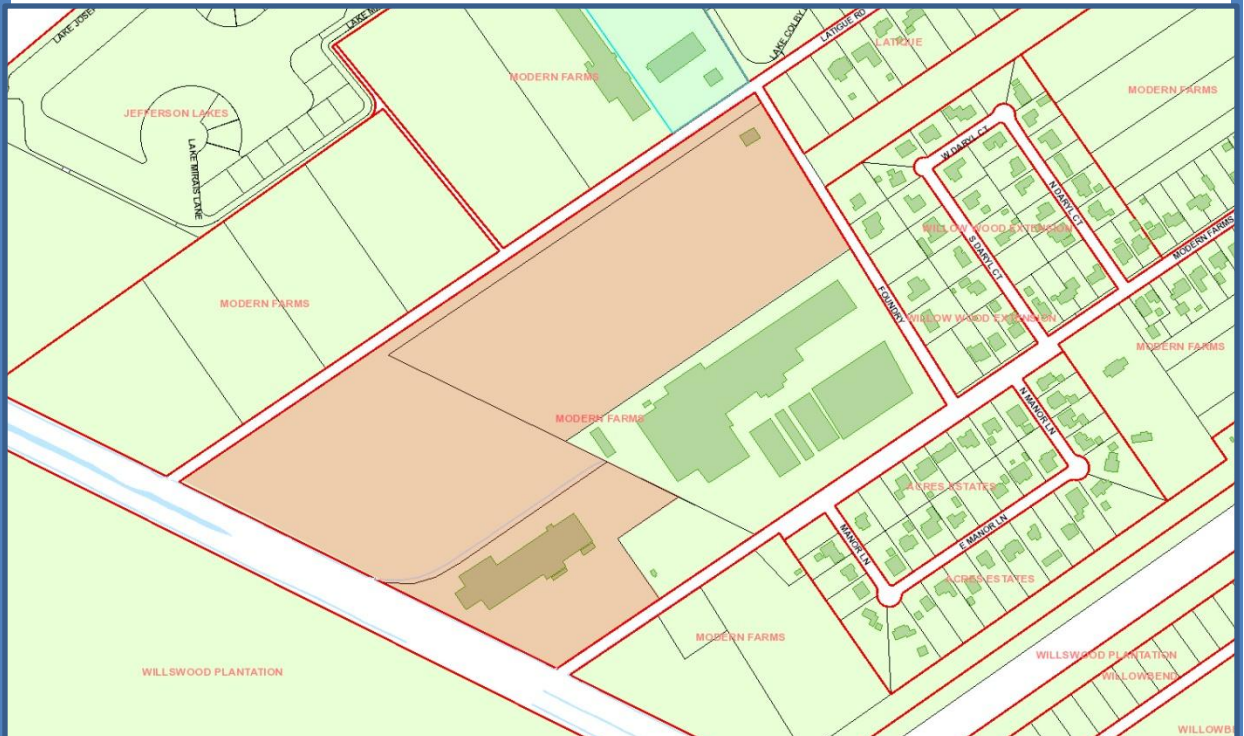
Interior – 550 Modern Farms



Exterior – 550 Modern Farms



Exterior – 51 Foundry Road





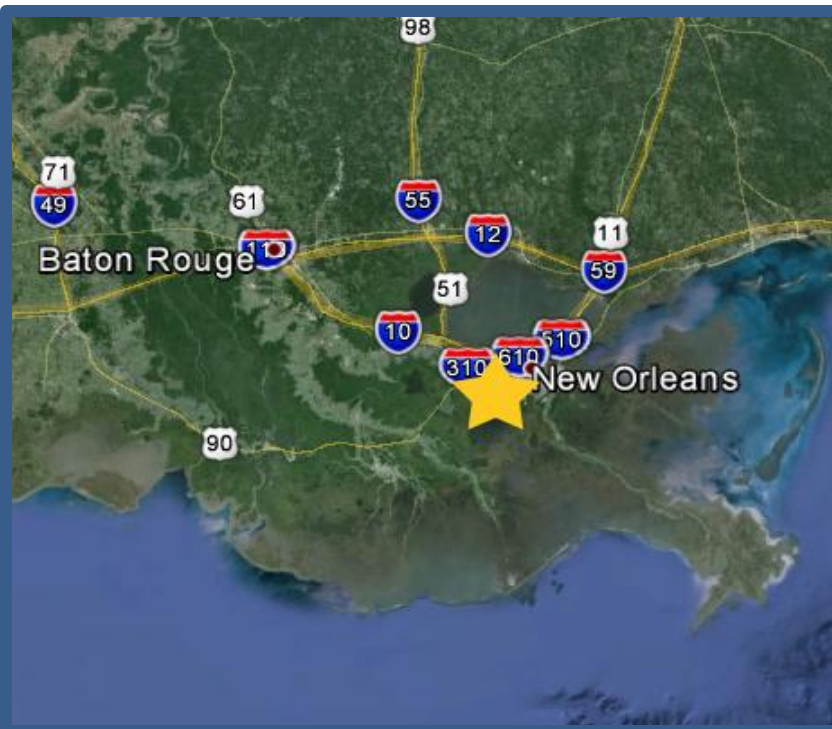
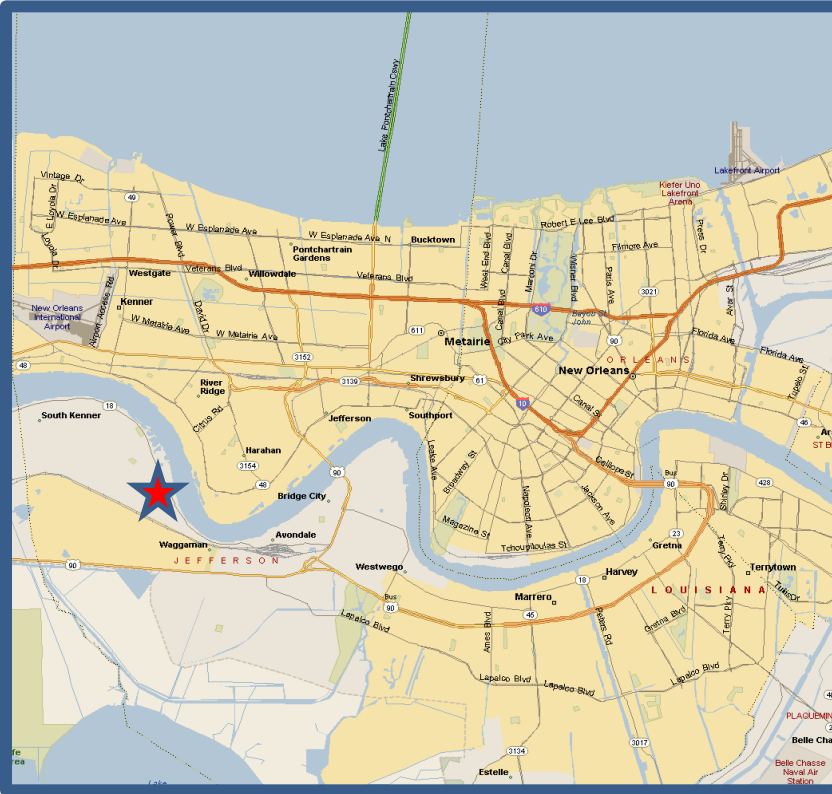
Max J. Derbes, Inc.
REALTORS

CONTACT

For more information,
please contact:

Gerard E. Henry, SIOR
504 733 4555
gerard@maxderbes.com

Bill Buntyn
615 850 2718
bill.buntyn@colliers.com



Max J. Derbes, Inc.

5440 Mounes Street, Suite 100
Elmwood Business Park
New Orleans, LA 70123

504-733-4555 / 1-888-385-4949

WWW.MAXDERBES.COM