

# Crane Served Facility Available

## 129 E. Third Street, Kenner, LA



- Legal:** Lots M-1 and Z-1-A, Oakland Plantation, Section 38, T12S, R9E, City of Kenner, Jefferson Parish, Louisiana (see survey attached).
- Description:** An approximately 37,504 square foot ground level industrial facility which includes approximately 5,561 sq. ft. of office area, 905 sq. ft. of which is newly constructed first floor office and 938 sq. ft. is shop office and lunchroom. Three (3) bay building is served by six (6) overhead cranes, including two (2) 3-ton cranes (eastern bay), and four (4) 5-ton cranes in the middle and western bays. Also, middle bay is also served by four (4) 2-ton jib cranes. See attached floor plan for building layout. Construction is steel frame with insulated metal roof & walls with brick veneer around exterior portion of main office. Features include heavy electrical service, substantial floor load capacity, compressed air piping and two (2) shop restrooms. Originally constructed for Manufab, Inc. for custom metal fabrication.
- Land:** 151,701 sq. ft. +/- (total land area of Lots M-1 & Z-1-A)
- Zoning:** S-I, Special Industrial; however City of Kenner had approved site for use as a “metals fabricator and manufacturer” (under a Planned Unit Development or “PUD”).
- Loading:** Eight (8) large electrically operated ground level overhead doors measuring 14’ x 16’, 18’ x 18’ or 18’ x 20’.
- Available:** Immediately
- Rental Price:** \$16,500.00/month, net (Lessee to also pay for real estate taxes, building insurance and grounds maintenance, in addition to general building maintenance).
- Marketing Price:** \$2,250,000.00, all Cash to Seller



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REALTORS ■

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