



NEW ORLEANS OFFICE/ WAREHOUSE

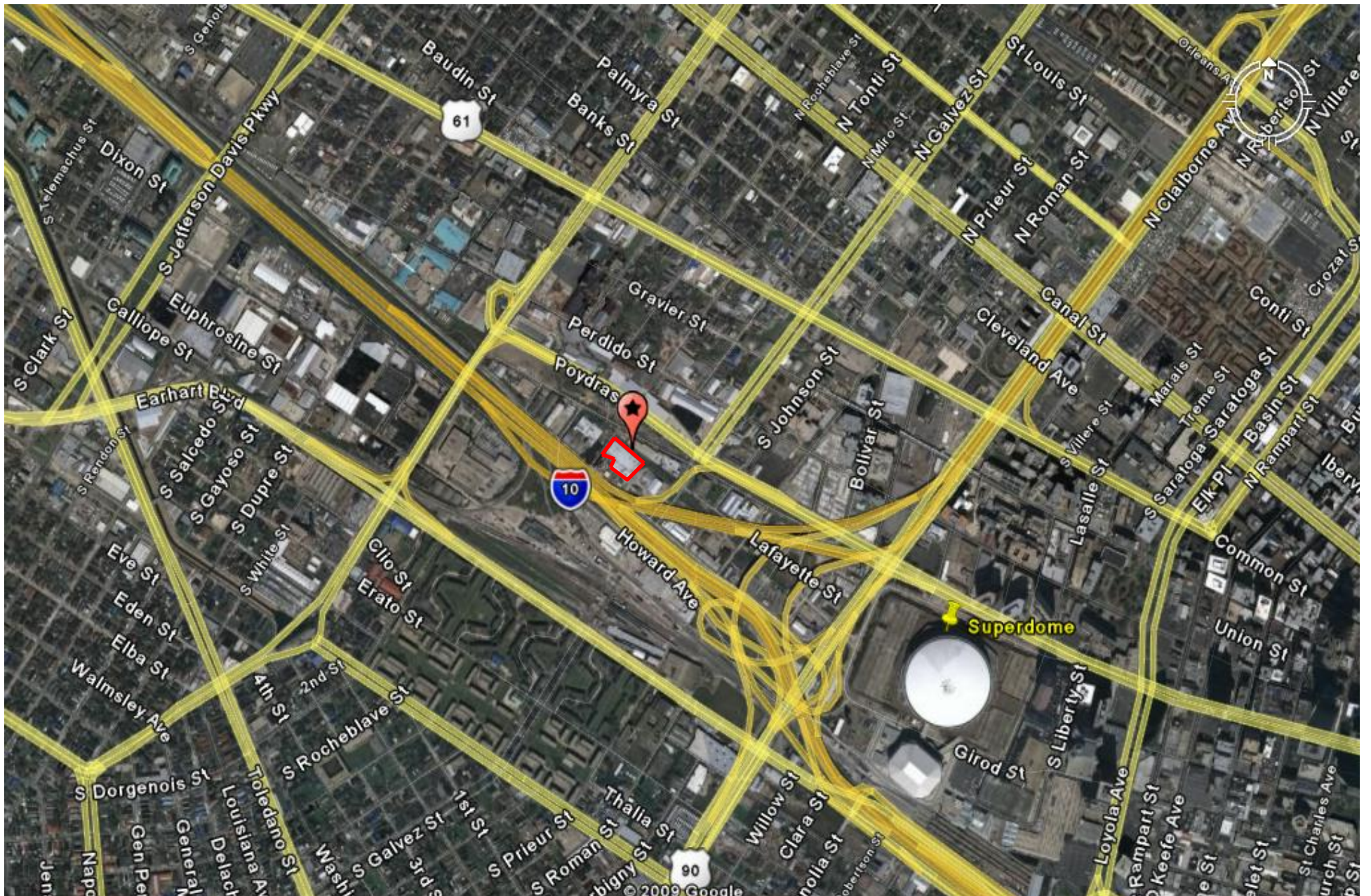
2301 JULIA STREET

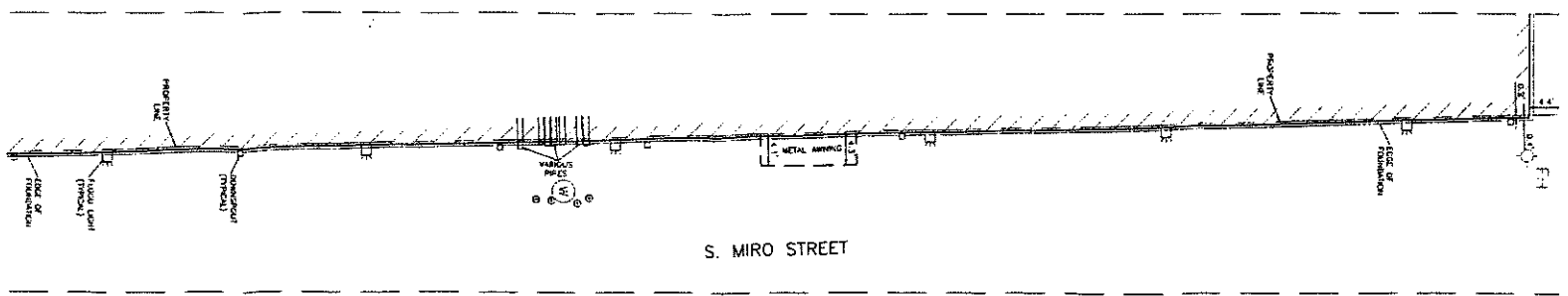


<u>SALES PRICE:</u>	\$1,499,000
<u>BUILDING SIZE:</u>	58,008 square feet with 12,070 square feet of 2-story office space
<u>LOT SIZE:</u>	64,889 Square Feet
<u>ZONING:</u>	LI, Light Industrial
<u>REAL ESTATE TAXES:</u>	\$32,062.51
<u>LOADING DOORS:</u>	Three 19' (w) x 14' (h) ground-level loading doors that access a covered loading area with one truck well and two van height loading areas. There are two 6' (w) x 8' (h) dock-high loading doors on the right side of the warehouse.
<u>CEILING HEIGHT:</u>	21 feet with 18' front clearance
<u>COMMENTS:</u>	This office/ warehouse, built in 1973, has a sprinkler system and a fenced yard area in the front of the warehouse. There is a 1,600 square foot warehouse in the fenced yard area. The building did not flood during Hurricane Katrina.

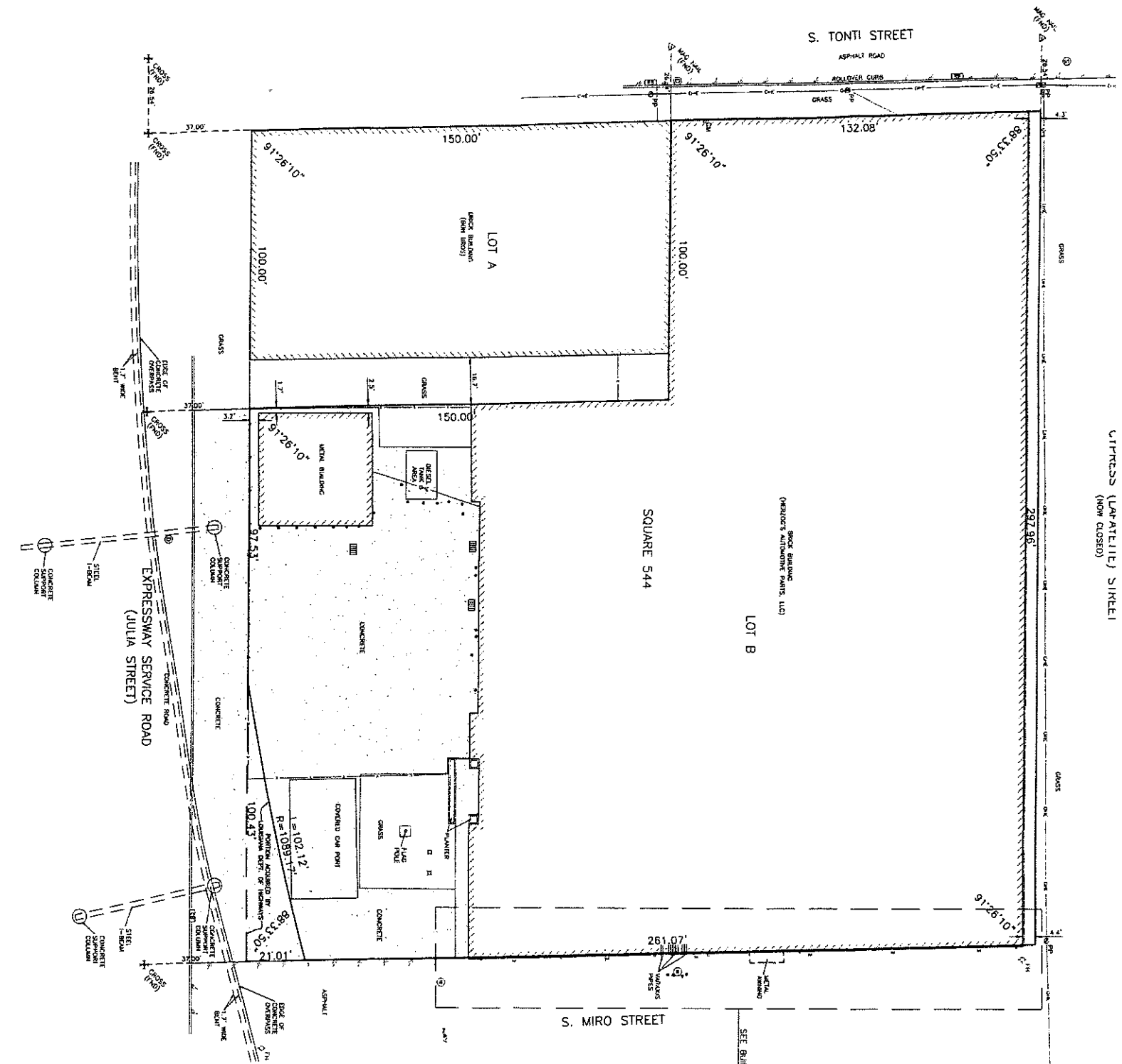
For more information, contact:
Bobby Talbot, CCIM
(504) 525-9763
btalbot@talbot-realty.com
www.talbot-realty.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisor. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. JANUARY 6, 2010





S. MIRO STREET



S. TONTI STREET

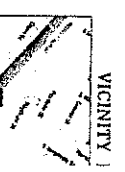
SQUARE 544

LOT B

S. MIRO STREET

CYPRESS (LAPATELLI) SIRELI
(NOW CLOSED)

BLACK BUILDING
(HELDON'S AUTOMOTIVE PARTS, LLC)



VICINITY



SEE BUILDING DETAIL