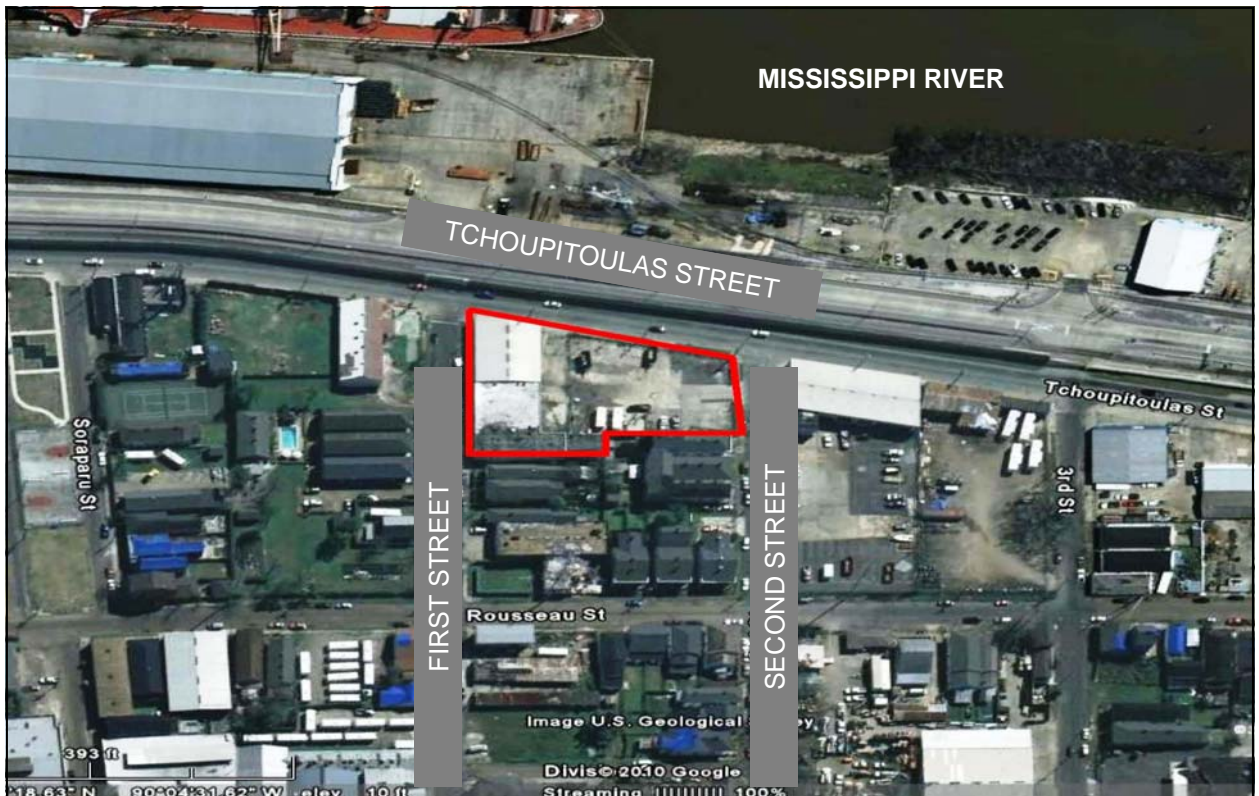


FOR SALE OR LEASE



TCHOUPITOULAS STREET
WAREHOUSE WITH YARD



402 FIRST STREET
NEW ORLEANS, LA

BUILDING SIZE: 13,611 square feet with 3,261 square feet of office areas.

LOT SIZE: 38,188 square feet

SALE PRICE: \$1,150,000.00

RENT PRICE: \$7,000 per month, NNN. The rent charges are \$1.17 per square foot.

ZONING: L-I, Light Industrial

LOADING DOORS: 3 GROUND LEVEL DOORS
(1) 12' x 12'
(2) 11' x 13'
(3) 11' x 12'

EAVE HEIGHT: 12.75' clear (rear warehouse)
13.5' clear & 16' peak (front warehouse)
10' clear (side warehouse)

COMMENTS: This property fronts on three streets, Tchoupitoulas, First and Second Streets. The yard area is 24,577 square feet.

FOR FURTHER INFORMATION, PLEASE CONTACT:

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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 advisors. 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.

May-10



