

Adrien D. Foley
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Fat City Industrial Warehouse near Causeway Blvd / I-10

4305 Hessmer Ave, Metairie, LA 70002

Property Summary

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Sale Price	\$2,700,000
Square Footage	±41,160 SF

- **Now available for sale**, 4305 Hessmer Avenue presents a rare opportunity to acquire a ±41,160-square-foot warehouse located in the heart of Fat City.
- The property features ±4,856 square feet of office space and ±36,304 square feet of warehouse space, along with a ±3,102-square-foot mezzanine currently utilized for additional storage. Total parcel size is 1.01 acres.
- A ±38-foot truck well allows for efficient loading and unloading while keeping delivery vehicles off the street. The property also includes interior parking, accessible through the far-right ground-level roll-up door.
- Strategically located just ±0.7 miles from Causeway Boulevard, the warehouse offers outstanding accessibility with close proximity to both the Causeway Bridge and I-10.
- Zoned FC3 - Fat City Commercial Mixed Use District



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LOCATION INFORMATION

Street Address	4305 Hessmer Ave, Metairie, LA 70002
County	Jefferson Parish
Market	LA - New Orleans-Metairie MSA
Side of Street	East
Road Type	Paved
Nearest Highway	I-10
Nearest Airport	Louis Armstrong New Orleans International Airport (MSY)

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
APN	0820010383
Building Size	±41,160 SF
Zoning	FC3 - Fat City Commercial Mixed Use District
Lot Frontage	±210 ft
Lot Depth	±210 ft
Number of Grade Level Doors	3

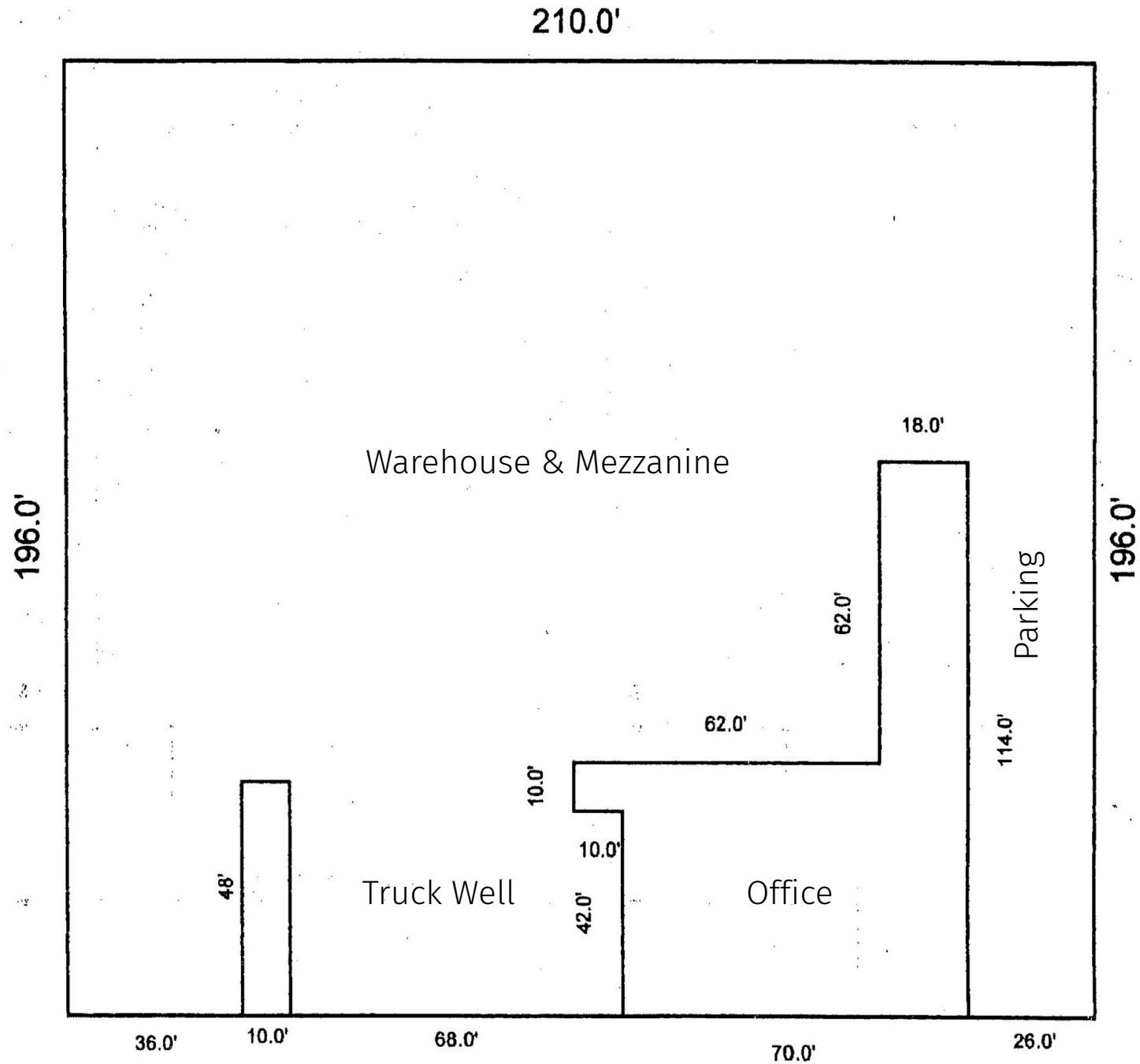
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Floor Plan

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Scale: 1 = 40

Interior Photos - Office

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Interior Photos - Warehouse

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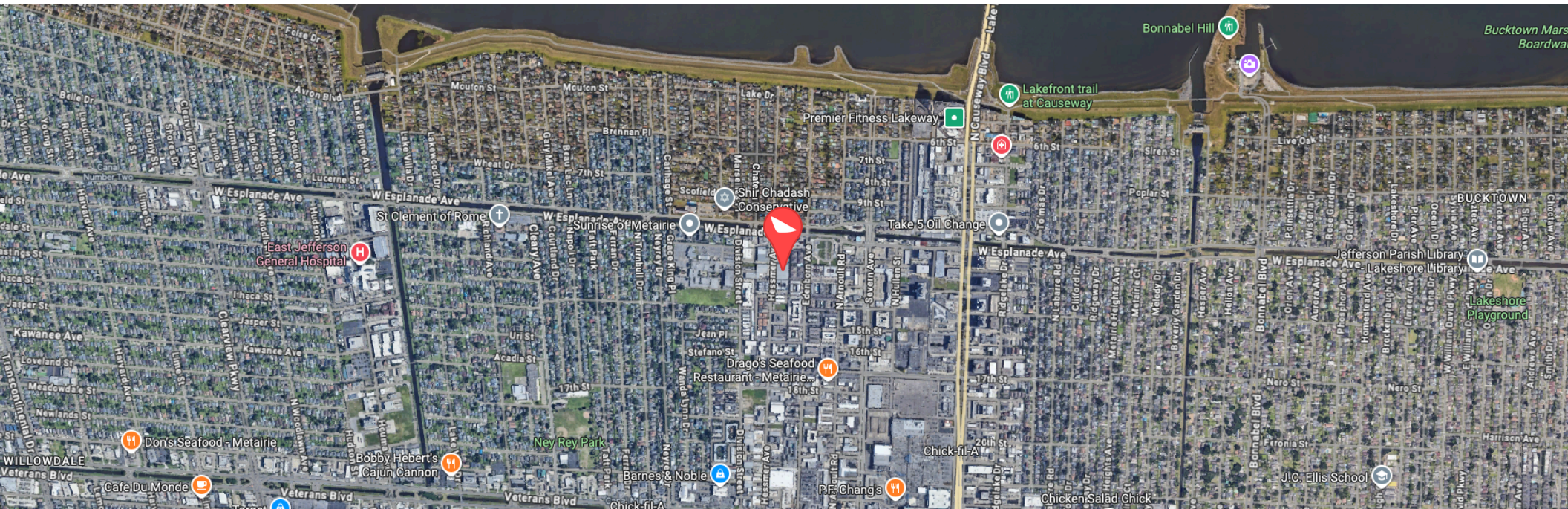
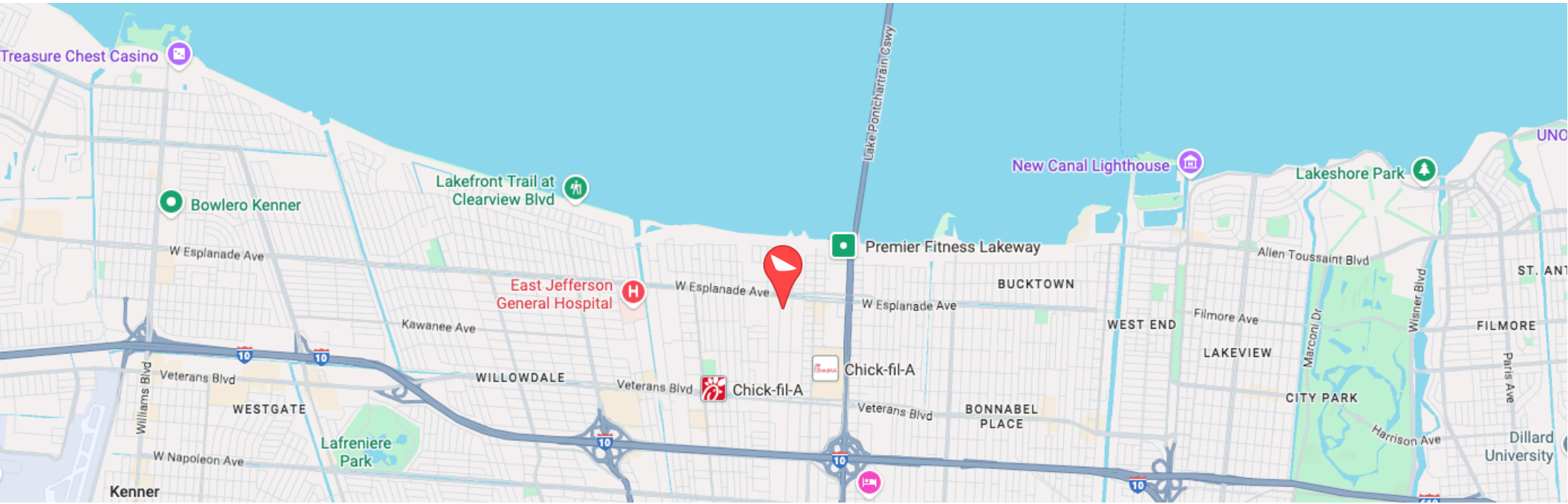
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Location Maps

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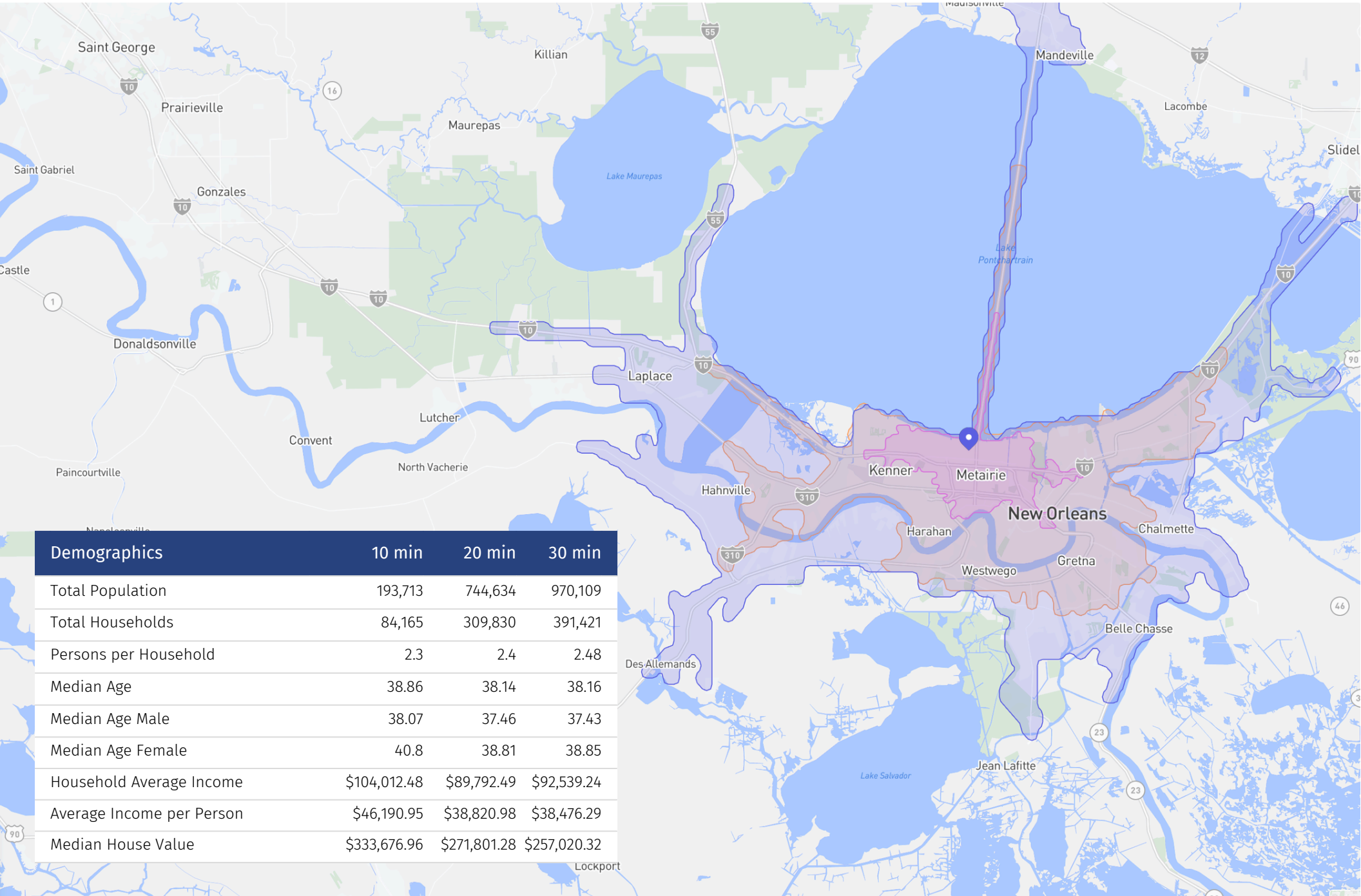
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Drive Time Demographics

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Demographics	10 min	20 min	30 min
Total Population	193,713	744,634	970,109
Total Households	84,165	309,830	391,421
Persons per Household	2.3	2.4	2.48
Median Age	38.86	38.14	38.16
Median Age Male	38.07	37.46	37.43
Median Age Female	40.8	38.81	38.85
Household Average Income	\$104,012.48	\$89,792.49	\$92,539.24
Average Income per Person	\$46,190.95	\$38,820.98	\$38,476.29
Median House Value	\$333,676.96	\$271,801.28	\$257,020.32

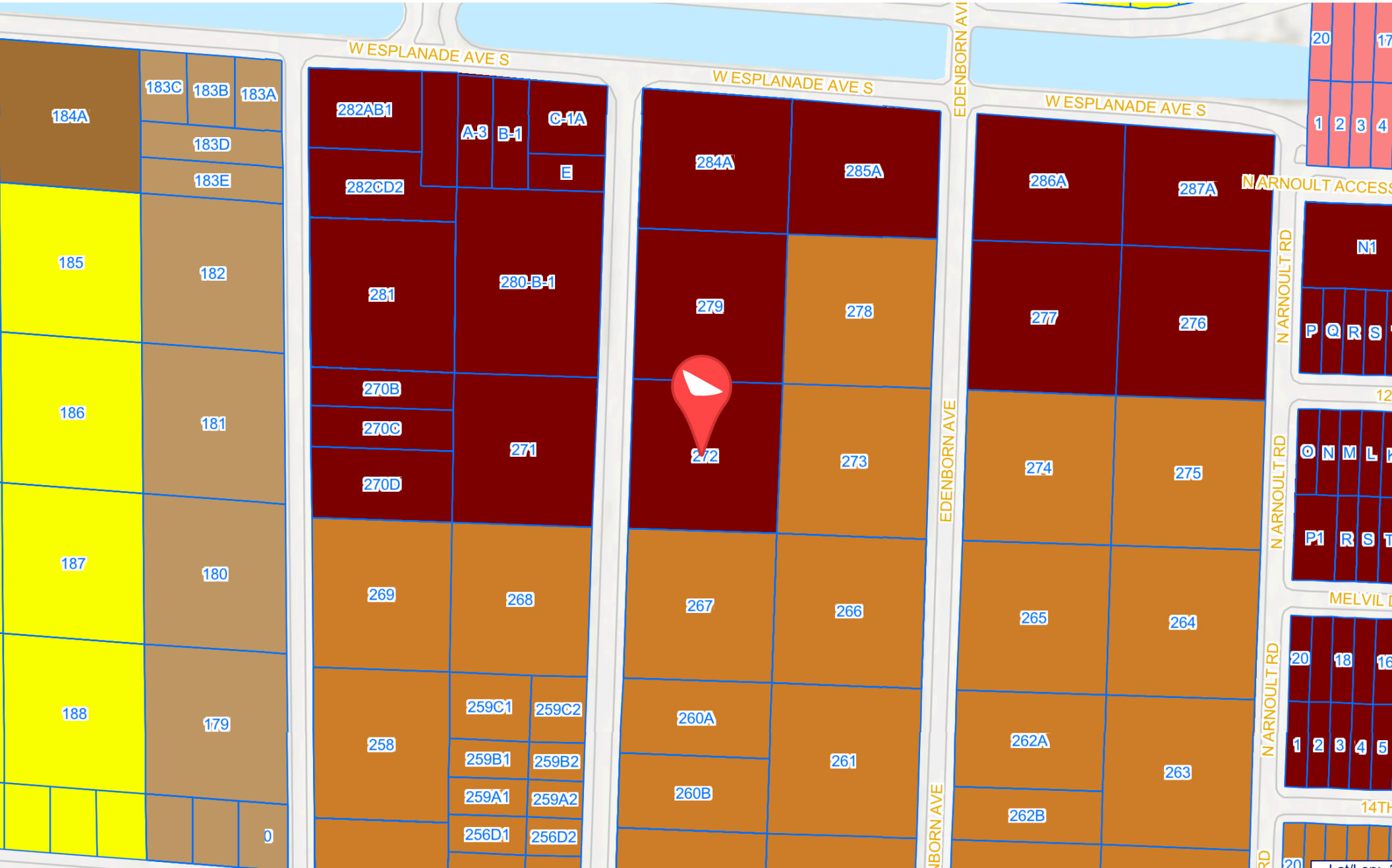
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Zoning Map

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FC3 - FAT CITY COMMERCIAL MIXED USE DISTRICT

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