



# 1490 4TH ST WESTWEGO, LA 70094

INDUSTRIAL PROPERTY  
FULLY LEASED




OFFERING MEMORANDUM

# EXCLUSIVELY *PRESENTED BY*



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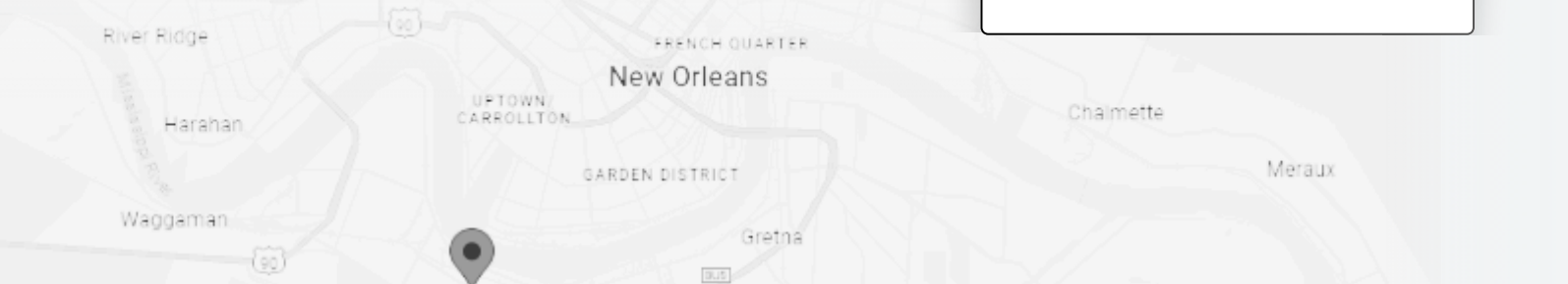
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# EXECUTIVE SUMMARY

1490 4th St in Westwego, Louisiana presents an attractive industrial investment opportunity featuring a fully functional 20,000 SF facility situated on 1.22 acres. Built in 1990, the property offers 18-foot clear heights and five drive-in doors, providing operational flexibility for a variety of industrial, service, and distribution users. The efficient building design, manageable site size, and established industrial infrastructure create a stable investment profile with long-term usability. Strategically located in Westwego, just minutes from downtown New Orleans, the property benefits from immediate access to US-90, the Port of New Orleans, and major regional transportation corridors. Its proximity to key logistics hubs, industrial employers, and Gulf Coast trade routes enhances tenant demand and supports long-term investment value.

## THE OFFERING

<b>Building SF</b>	20,000
<b>Year Built</b>	1990
<b>Lot Size (Acres)</b>	1.22
<b>Drive Ins</b>	5
<b>Clear Height</b>	18'



# INVESTMENT HIGHLIGHTS



**Prime Location & Accessibility:** Strategically positioned near US-90 with direct connectivity to downtown New Orleans, the Port of New Orleans, and major Gulf Coast transportation networks.



**Expansive Space:** The 20,000 SF facility offers an efficient footprint on 1.22 acres, delivering a balance of building coverage and site functionality in a land-constrained industrial market.



**Strategic Features:** Built in 1990 with a modern industrial layout, the property is well-suited for single-tenant occupancy and offers strong long-term leasing appeal.



**Industrial Infrastructure:** Five drive-in doors and 18-foot clear heights support efficient loading, vehicle access, warehousing, and light industrial operations across a variety of tenant profiles.



**Zoning Advantage:** Industrial zoning supports a wide range of warehouse, distribution, manufacturing, and service-related uses, providing flexibility for current tenancy and future repositioning.



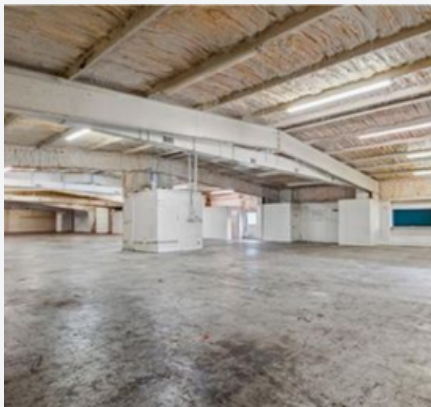
# FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
<b>GROSS REVENUE</b>						
BASE RENTAL REVENUE	\$134,923	\$136,324	\$137,893	\$139,510	\$141,175	\$142,891
TAX & INS; MANGEMENT FEE	\$26,662	\$27,195	\$27,739	\$28,294	\$28,860	\$29,437
EFFECTIVE GROSS REVENUE	\$161,585	\$163,519	\$165,632	\$167,804	\$170,035	\$172,328
<b>OPERATING EXPENSES</b>						
PROPERTY TAX	\$19,662	\$20,055	\$20,456	\$20,865	\$21,283	\$21,708
INSURANCE	\$7,000	\$7,140	\$7,283	\$7,428	\$7,577	\$7,729
TOTAL OPERATING EXPENSES	\$26,662	\$27,195	\$27,739	\$28,294	\$28,860	\$29,437
NET OPERATING INCOME	-\$134,923	-\$136,324	-\$137,893	-\$139,510	-\$141,175	-\$142,891

# RENT ROLL

## 1490 4TH ST RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Grace Healthcare Inc.	7,000 sqft	\$50,923	\$7.27	02/01/2025	01/31/2028
Space 2	Quick Start Grill Inc.	7,364 sqft	\$48,000	\$6.52	09/01/2022	09/01/2027
Space 3	One Stop Auto Repair Shop, LLC	5,636 sqft	\$36,000	\$6.39	03/01/2023	03/01/2028
<b>TOTAL</b>		<b>20,000 sqft</b>	<b>\$134,923</b>	<b>\$6.75</b>		



# TENANT SUMMARY

## **Grace Healthcare Inc.**

Grace Healthcare Services was founded by a group of hospice professionals who value that opportunity and privilege. We are dedicated to advancing the quality of hospice care in the communities that we serve.

### **LEASE OVERVIEW**

<b>Lease Type</b>	Triple Net
<b>Lease Commencement</b>	02/01/2025
<b>Lease Expiration</b>	01/31/2028
<b>Base Term Remaining</b>	1 year
<b>Rental Increase</b>	3%

## **Quick Start Grill Inc.**

Quick Start Grill Family Mission is to bring the Best Charcoal / Wood Grill that is Safe, Convenient, Efficient, Time Saving, and Easy to Use. The most important Core belief is Honesty above all. They believe in working as a team to achieve their main goal, which is to have Happy Satisfied Customers.

### **LEASE OVERVIEW**

<b>Lease Type</b>	Triple Net
<b>Lease Commencement</b>	09/01/2022
<b>Lease Expiration</b>	09/01/2027
<b>Base Term Remaining</b>	1 year

## **One Stop Auto Repair Shop, LLC**

Founded over a decade ago by Kenny Flores himself, they have grown from humble beginnings in New Orleans to three thriving locations. Specializing in both auto repair and customized body work, their team of seasoned mechanics brings professional expertise to every job.

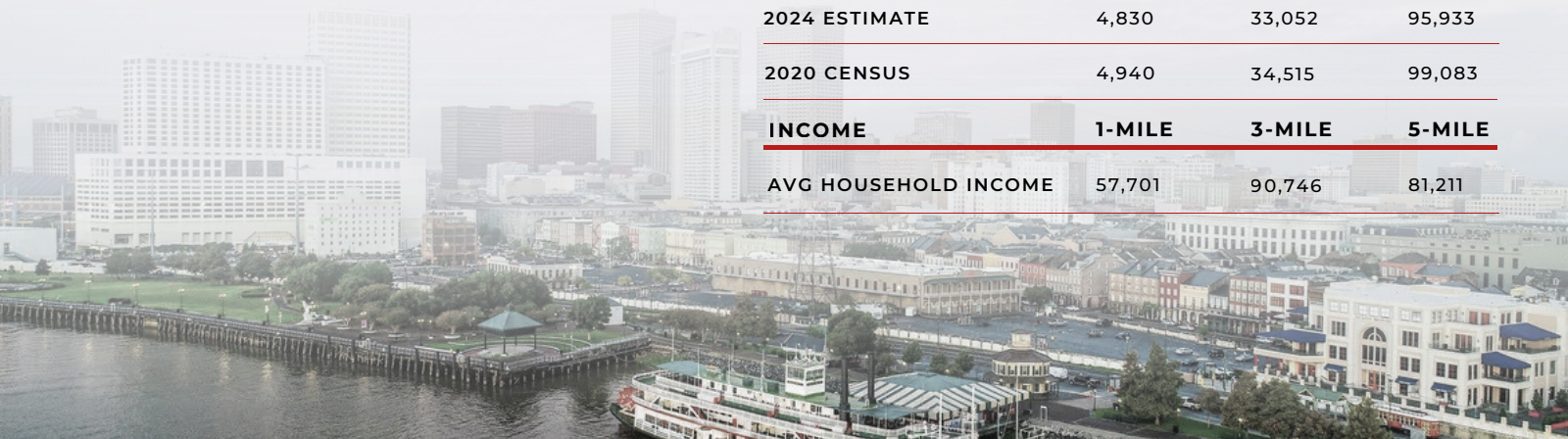
### **LEASE OVERVIEW**

<b>Lease Type</b>	Triple Net
<b>Lease Commencement</b>	03/01/2023
<b>Lease Expiration</b>	03/01/2028
<b>Base Term Remaining</b>	2 years

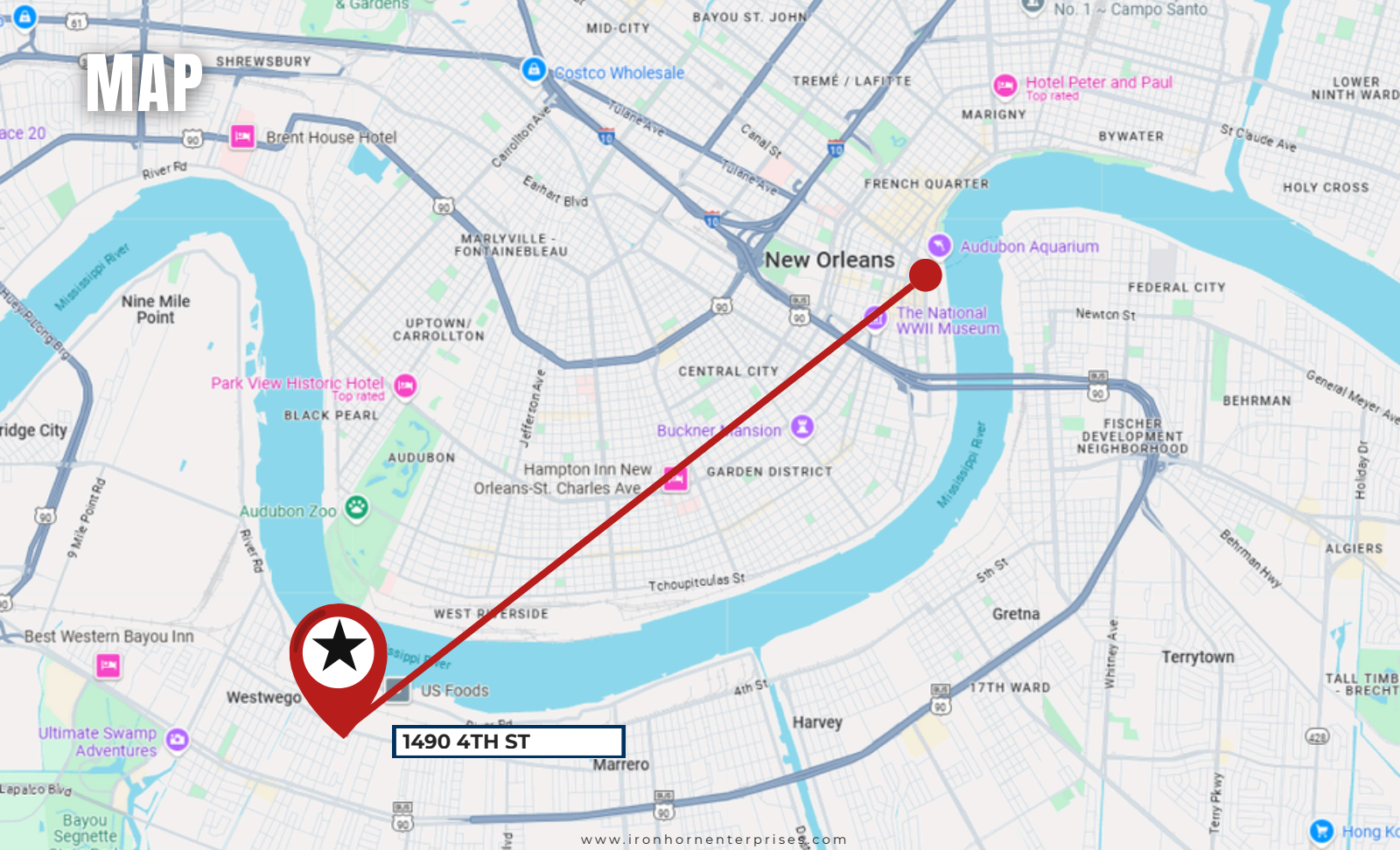
# ABOUT NEW ORLEANS, LA

New Orleans offers a dynamic commercial real estate market driven by its strategic location, diverse economy, and strong cultural and tourism sectors. As a major hub for trade, logistics, and manufacturing, the city benefits from its proximity to the Port of New Orleans, one of the busiest in the U.S., as well as access to global markets. Additionally, New Orleans' thriving healthcare, education, and tech industries continue to attract businesses and investors. With ongoing redevelopment projects and rising demand for both office and industrial space, the market presents strong growth potential for commercial real estate investment

<b>POPULATION</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2029 PROJECTION</b>	11,231	78,953	218,439
<b>2024 ESTIMATE</b>	11,604	81,841	226,335
<b>2020 CENSUS</b>	11,842	84,611	233,506
<b>HOUSEHOLD</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2029 PROJECTION</b>	4,667	31,801	92,519
<b>2024 ESTIMATE</b>	4,830	33,052	95,933
<b>2020 CENSUS</b>	4,940	34,515	99,083
<b>INCOME</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>AVG HOUSEHOLD INCOME</b>	57,701	90,746	81,211



# MAP



1490 4TH ST

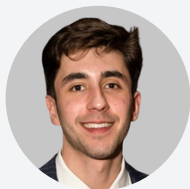


Audubon Aquarium

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