



COLD STORAGE WAREHOUSE FOR SALE OR LEASE

134 BROOKHOLLOW ESPLANADE | JEFFERSON PARISH, LA



BUILDING DESCRIPTION

13,172 sq. ft. +/- cold storage (cooler and freezer), dock height industrial facility which includes the following areas: 1,472 sq. ft. office; 8,532 sq. ft. cooler & cold processing room (clear heights from 14'4" to 28'6"), 2,300 sq. ft. high bay freezer (24'7" clear) and 868 sq. ft. +/- work area office, restrooms, breakroom and locker rooms/bathrooms. Refrigeration system complete update and new office buildout in 2020. Re-roofed in 2022.

LAND AREA

39,919 s. f. (+/-)

ZONING

IL - Industrial District

LOADING

Dock level loading on rear side; three 8' x 10' overhead doors

AVAILABLE

Immediate

ADDITIONAL

- *Latest use was seafood processing
- *Original building built for and used by Oscar Mayer & Co.
- *Potential to expand freezer with possible existing floor insulation (to be confirmed)

RENTAL RATE

\$13,500 per month, net (Lessee to also pay for real estate tax and building insurance)

SALE PRICE

\$2,350,000

Max J. Derbes, Inc.
REALTORS ■

CONTACT
DAVID QUINN, SIOR

OFFICE 504.733.5981
CELL 504.236.7672
david@maxderbes.com

Max J. Derbes, Inc.
5440 Mounes Street, Ste 100
New Orleans, LA 70123





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FRONT COOLER ROOM



FRONT COOLER ROOM



COLD PROCESSING ROOM



OUTSIDE WALL COLD PROCESSING ROOM

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**WAREHOUSE
BREAKROOM**



LOCKER ROOM



**OFFICE IN REAR
COLD STORAGE**



COLD STORAGE IN REAR

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EXTERIOR FREEZER WALL



FREEZER ROOM

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TRUCK LOADING



TRAILER PARKING /
ADDITIONAL PARKING

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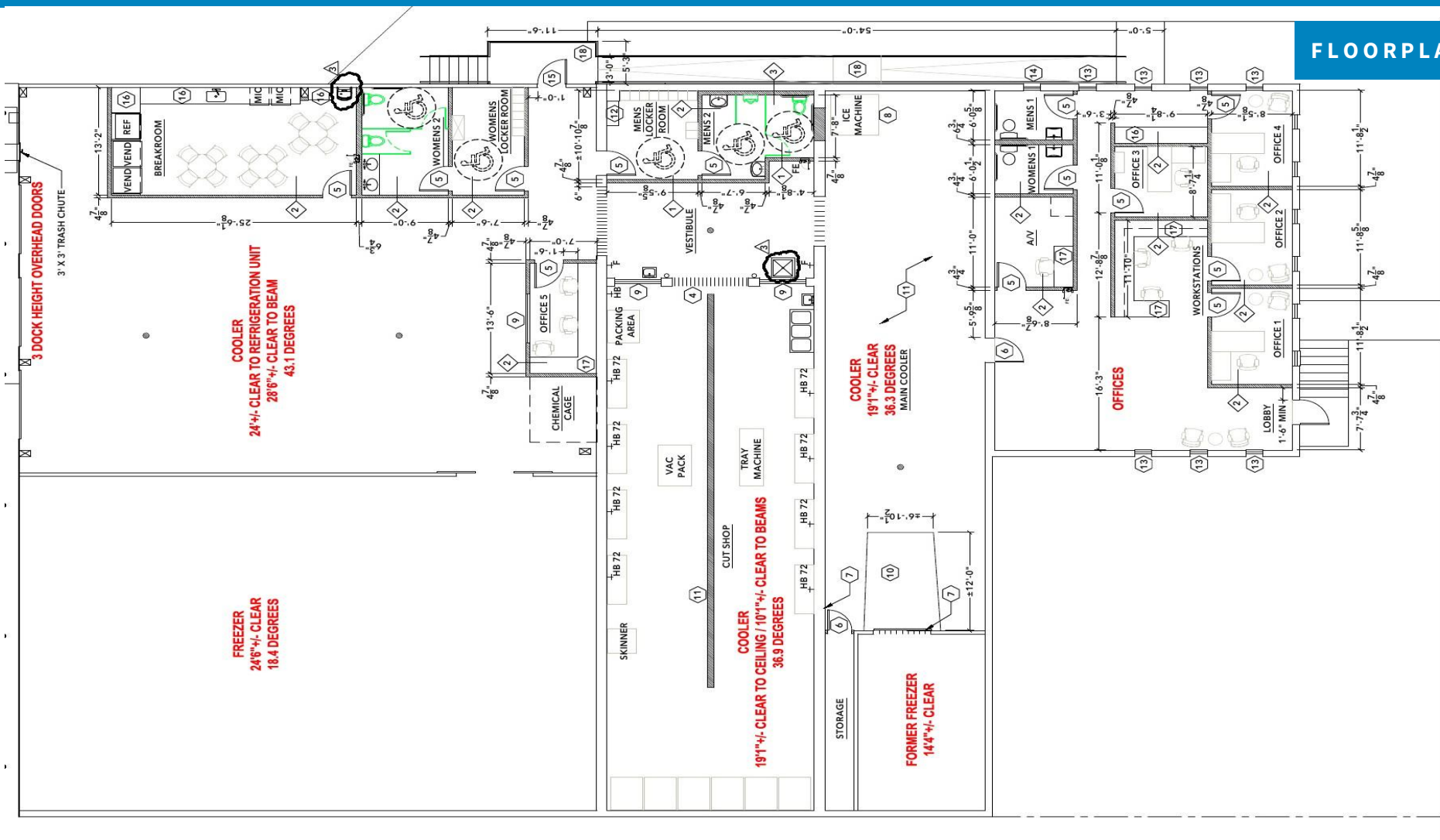




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FLOORPLAN



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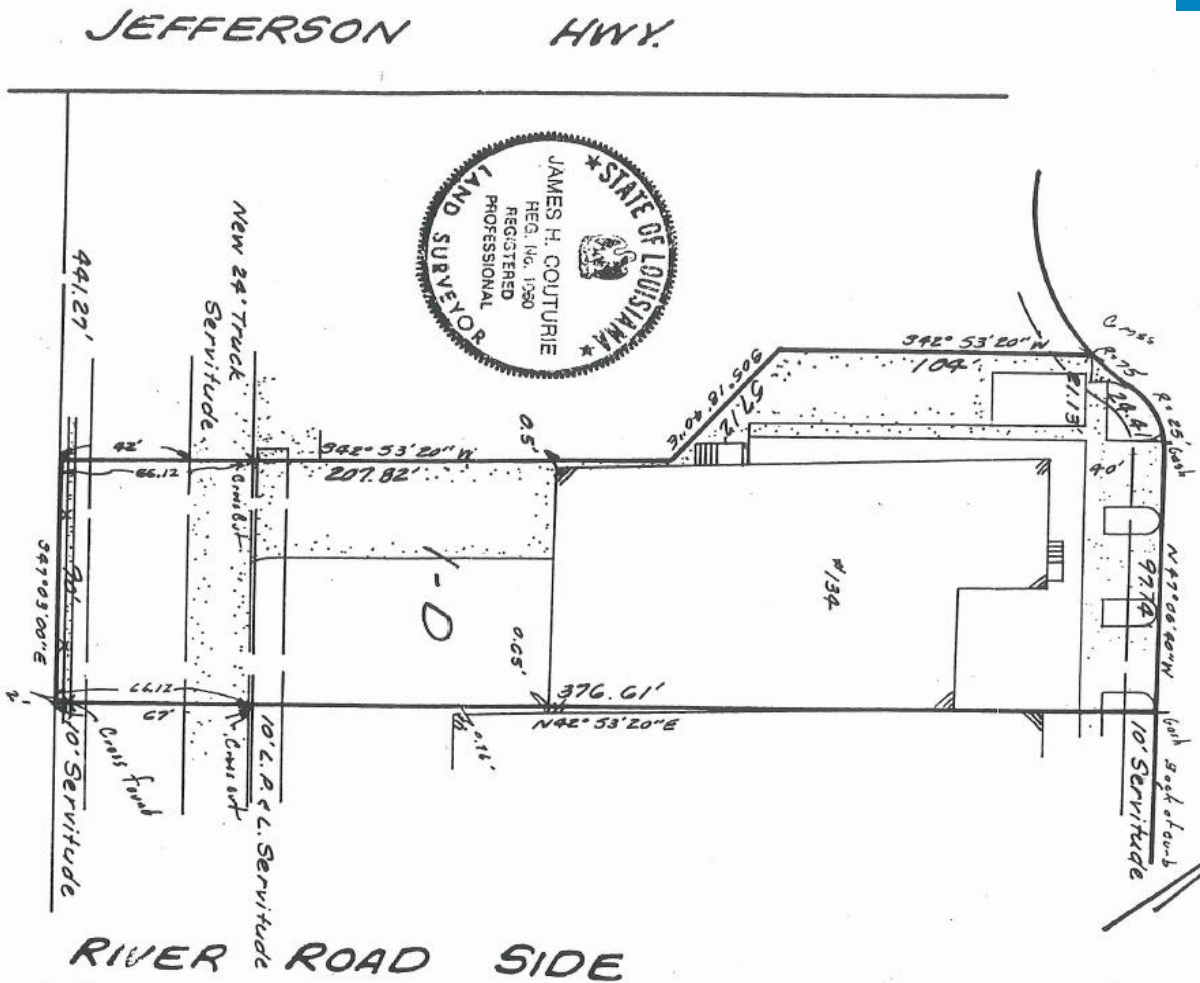
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134 BROOKHOLLOW ESPLANADE | JEFFERSON PARISH, LA

SURVEY

BROOKHOLLOW BUSINESS PARK
JEFFERSON PARISH, LA.

BROOKHOLLOW ESPLANADE



THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THE SERVITUDES AND RESTRICTIONS SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

THIS IS THE PROPERTY THAT I HAVE CONSULTED THE FURNISH INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN FIA ZONE C

Date: October 12, 1992

Scale: 1" = 50'

Surveyed in accordance with the Louisiana "Minimum Standards for Property Boundary Surveys" for a Class B Survey.
Made at the request of Kenneth J. Berke, First American Title Insurance Co. & Coastal Seafood Processors Inc.
Gibert Kelly & Couturie, Inc., Surveying & Engineering
2121 N. Causeway Blvd., Metairie LA 70001
937-6983

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