

For Sale

48.44-Acre Heavy Industrial Waterfront Facility

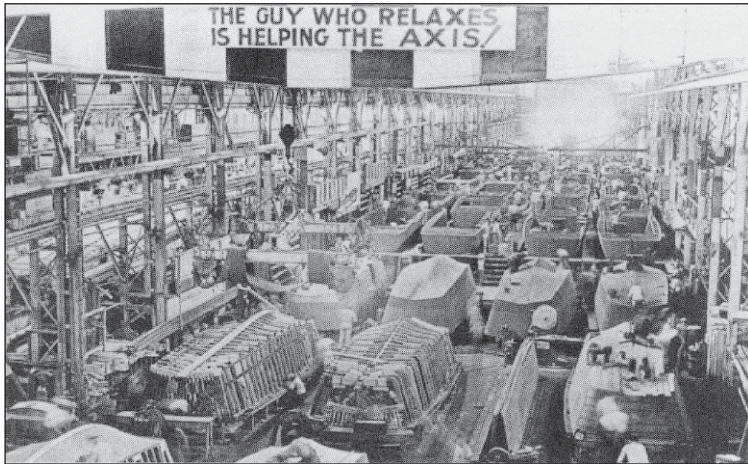


4325 France Road

New Orleans, LA 70126

This shipyard facility offers 37.5 fenced acres of heavy industrial land, 3 acres of parking along France Rd. and about 6 acres in the Industrial Canal, with 2,631' water frontage, several slips and numerous buildings totaling over 400,000 SqFt. The shipyard manufactured the "Higgins Boats," which were instrumental in the 1944 Operation Overload during the Normandy invasion. More recently, it has been home to Trinity Yachts, a builder of some of the world's most luxurious yachts.

The manufacturing buildings have 30+ jib and overhead cranes and heavy duty electrical service. There are several office areas totaling over 10,000 SqFt, machine shops and other support buildings.



The Industrial Canal is maintained at 35' deep and is only 2 ½ miles to the Intracoastal Waterway and 3 ½ miles to the Mississippi River.

For more information, contact
James Barse, CCIM, SIOR
504.340.9339
jbarse@jamesbarse.com

NAILatter & Blum

430 Notre Dame Street
New Orleans, LA 70130 USA
504.569.9300
www.latterblum.com

For Sale
 4325 France Road
 New Orleans, LA 70126



BUILDING 1 1,200 SF OPEN STORAGE

BUILDING 2 3,000 SF WAREHOUSE

BUILDING 3 5,600 SF OPEN-ENDED SHOP

BUILDING 4 1,600 SF OFFICE
 POOR CONDITION ON FIRST FLOOR

BUILDING 5 48,000 SF OPEN-ENDED SHOP
 (3) 10-TON, (2) JIB CRANES

BUILDING 6 178,000 SF 3-BAY FABRICATION SHOP
 (4) 20-TON, (4) 10-TON,
 (1) 15-TON, (1) 5-TON CRANE

BUILDING 7 3,600 SF WAREHOUSE
 SECOND FLOOR STORAGE

BUILDING 8 3,600 SF WAREHOUSE
 SECOND FLOOR STORAGE

BUILDING 9 8,650 SF WAREHOUSE
 SECOND FLOOR STORAGE

BUILDING 10 10,260 SF SHOP
 (2) 5-TON CRANES, MULTIPLE JIB CRANES,
 SECOND FLOOR STORAGE

BUILDING 11 7,000 SF SHOP
 ±10 JIB CRANES, UPSTAIRS STORAGE

BUILDING 12 13,921 SF OFFICE WAREHOUSE SHOP
 LOADING DOCK, FREIGHT ELEVATOR,
 SHOP WITH A/C, 1,121 SF OFFICE

BUILDING 13 4,000 SF RAISED OFFICE

BUILDING 14 16,000 SF OPEN-ENDED SHOP
 (2) 50-TON CRANES, HEAT AND VENTILATION

BUILDING 15 1,350 SF WAREHOUSE

BUILDING 16 13,500 SF COVERED WET SLIP
 60'-WIDE SLIP WITH WOODEN WHARF
 AND CRANE WAY

BUILDING 17 91,231 SF OFFICE SHOP
 ±6,250 SF FINISHED OFFICE, (2) 10-TON
 CRANES, AIR TANKS AND WALL FANS

BUILDING 18 3,375 SF SHOP
 EXTERIOR WALLS IN POOR CONDITION

BUILDING 19 3,000 SF SHOP

BUILDING 20 4,200 SF
 POOR CONDITION

For Sale
4325 France Road
New Orleans, LA 70126



For Sale
4325 France Road
New Orleans, LA 70126

