

FOR SALE



Industrial Investment Sale/Leaseback

- ◆ Dock high warehouse
- ◆ Area: 79,881 SqFt
- ◆ Land Area: 6.123 acres
- ◆ Water Frontage: 550'
- ◆ Rail Service: New Orleans Lower Coast Railroad
- ◆ CAP Rate: 11%
- ◆ Annual Rent: \$253,000 (\$3.17/SqFt)
- ◆ Lease Term: 10 to 15 years, triple net, with options to renew
- ◆ Perfect for 1031 exchange
- ◆ Sale Price: \$2,300,000 (based on 2003 MAI appraisal)

800 Peters Rd.
New Orleans, LA

SALE

For further information please contact:

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NAI LATTER & BLUM
INC/REALTORS®
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE.

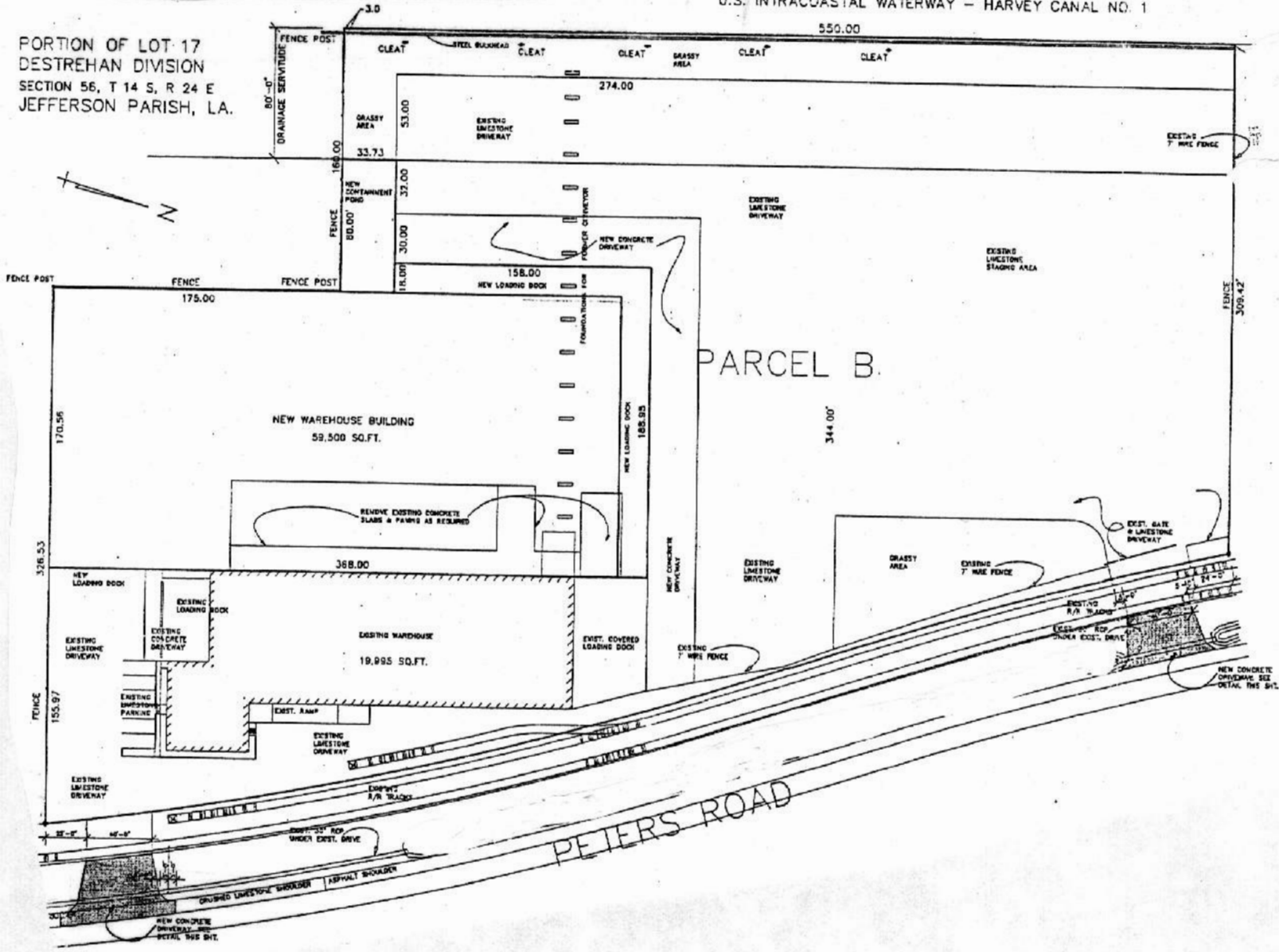
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U.S. INTRACOASTAL WATERWAY - HARVEY CANAL NO. 1

PORTION OF LOT 17
DESTREHAN DIVISION
SECTION 56, T 14 S, R 24 E
JEFFERSON PARISH, LA.



LAPALCO BOULEVARD (SIDE)

PETERS ROAD