

FOR SALE



Office/Warehouse



2305 Concord Road
Belle Chasse, LA

Located just off of Engineers Rd. This facility offers attractive offices and a warehouse in excellent condition many extras, including a wash down pit, over head crane, heavy electrical system, and more! There is a large paved yard for storage or for work area.

Just Reduced to \$2,990,000!

- ◆ Slab Area: 7,500 Sq. Ft.
- ◆ Warehouse Area: 6,000 Sq. Ft.
- ◆ Office Area: 3,000 Sq. Ft. (2 story)
- ◆ Lot Size: 181 x 235'
- ◆ Zoned: I-3 Heavy Industrial
- ◆ Condition: Excellent

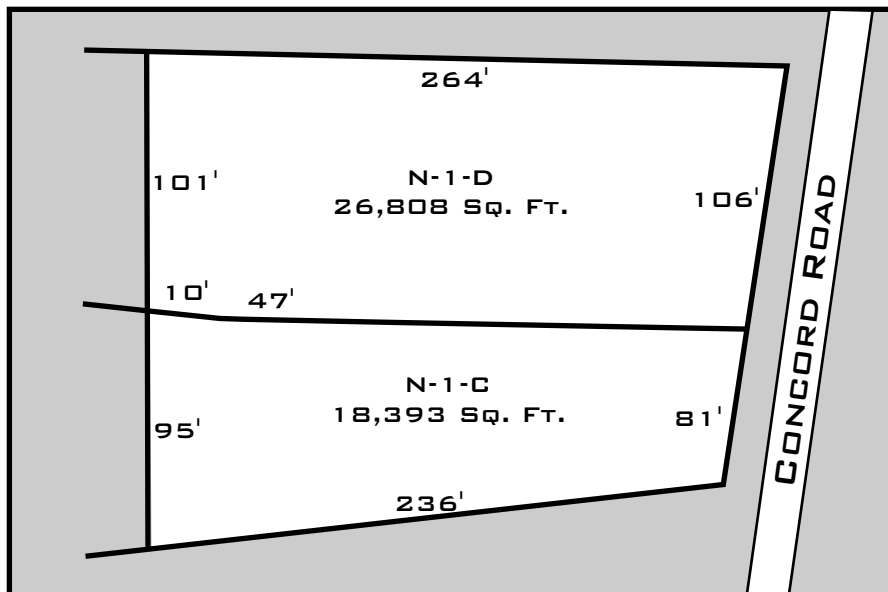
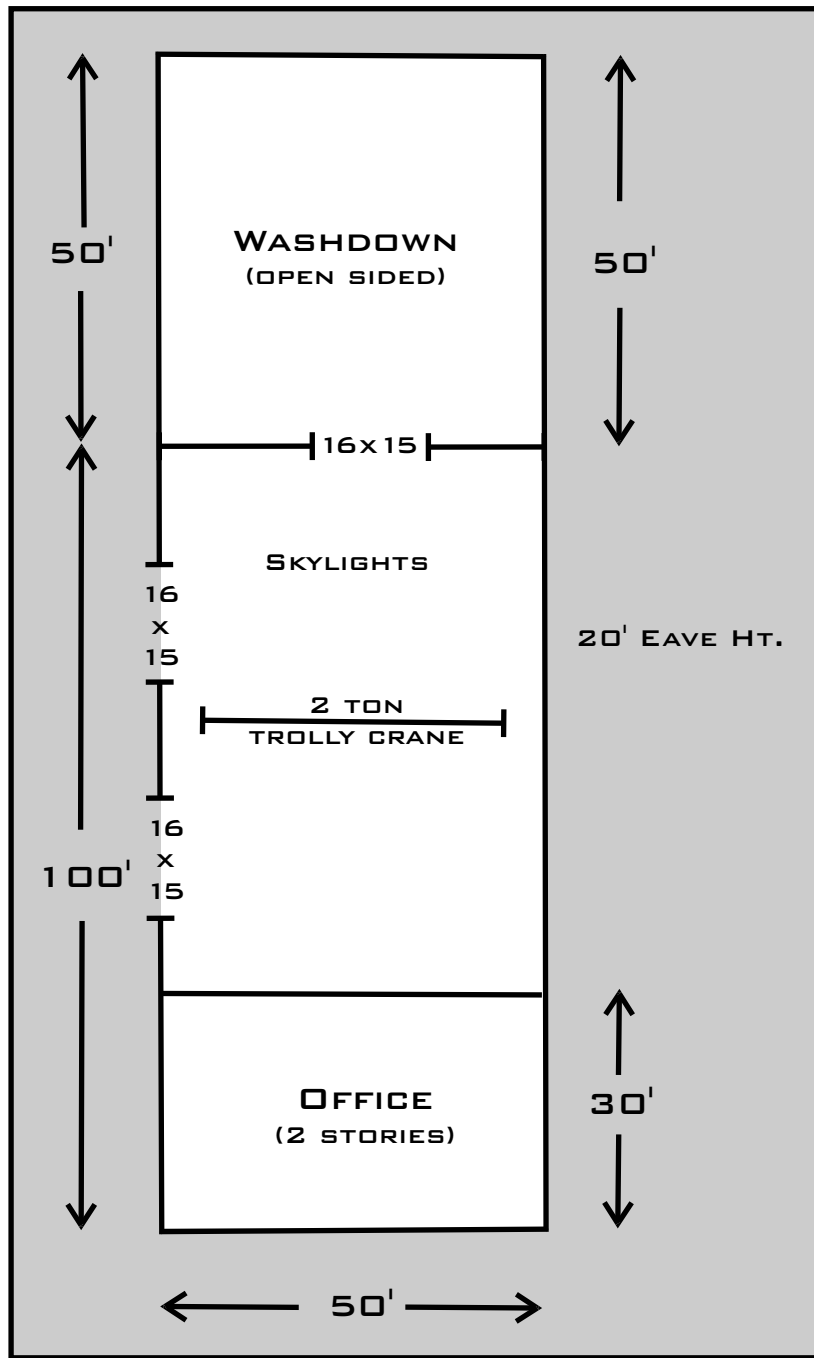
For further information please contact:

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(504) 340-9339
jbarse@latterblum.com

NAI LATTER & BLUM
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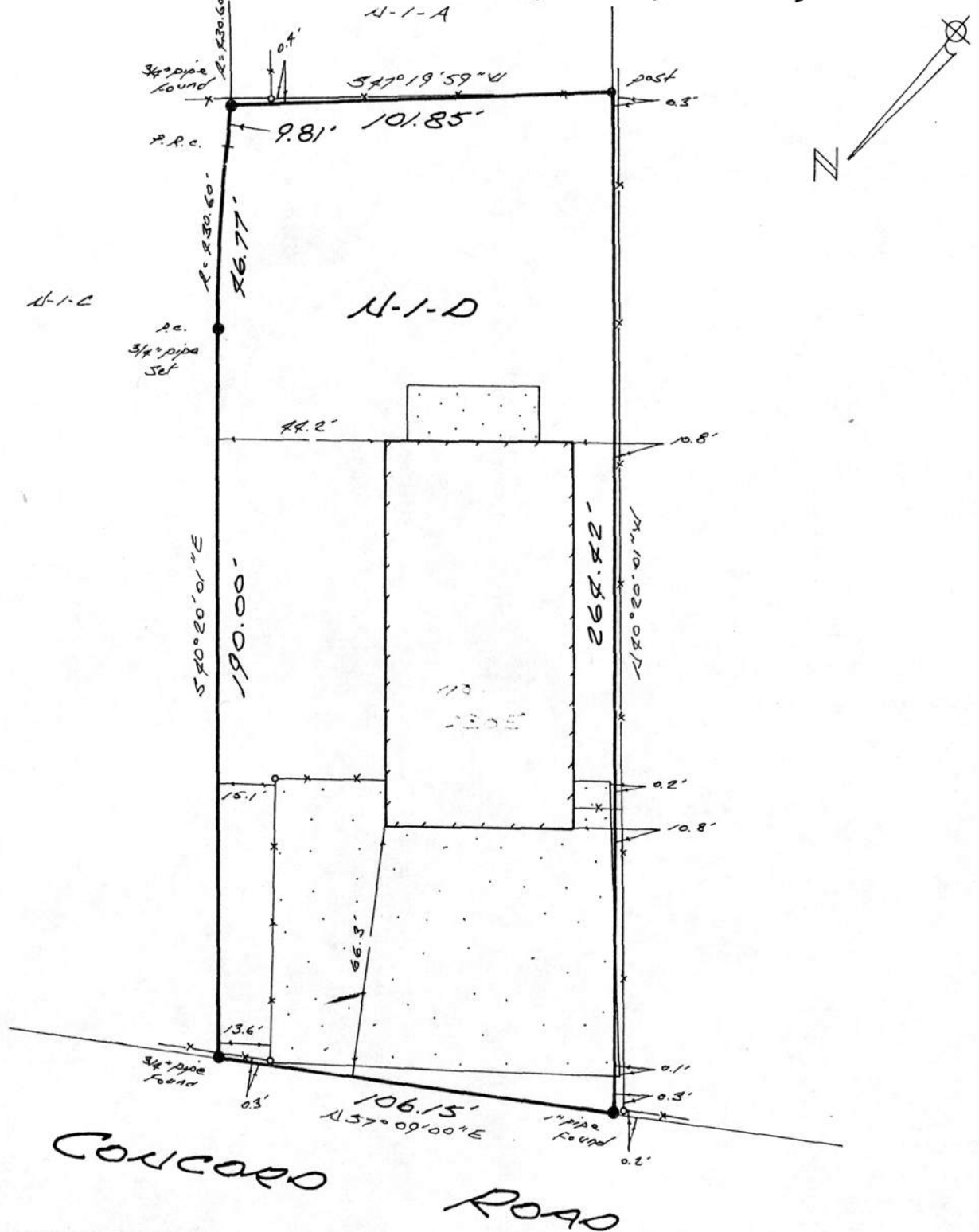
800 Common Street Suite 1000 New Orleans, Louisiana 70112 - 2338

www.latterblum.com



LOT N-1-D
 CONCORD CANAL SUBDIVISION
 PLAQUEMINES PARISH, LOUISIANA

ENGINEERS ROAD (SIDE)



THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

BEARINGS ARE RECORD BEARINGS.

HARVEY, LA. MAY 19, 1998
 SURVEYED IN ACCORDANCE WITH THE LA. MINIMUM
 STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A
 CLASS C SURVEY, MADE AT THE REQUEST OF F.V.
 ARCENEAUX CONSTRUCTION CO.



DUFRENE SURVEYING
 & ENGINEERING, INC.
 1624 MANHATTAN BOULEVARD
 HARVEY, LA 70058
 (504) 368-6390

T. J. Dufrene, Jr.

— x — = C.L. fence

SCALE: 1" = 40'