



**1490 4TH ST
WESTWEGO, LA 70094**

INDUSTRIAL PROPERTY
FULLY LEASED

OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



Brian Rowe

Dispositions Officer



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5912 N Burdick St,
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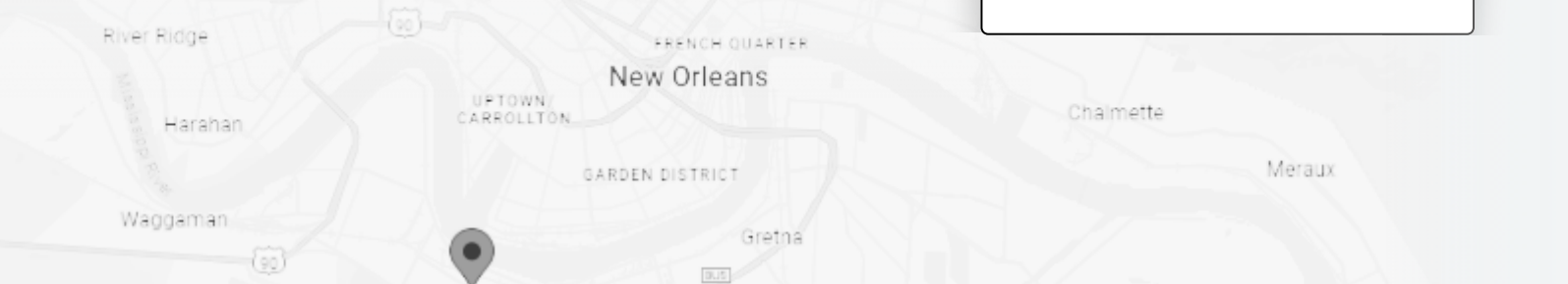
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EXECUTIVE SUMMARY

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

Building SF	20,000
Year Built	1990
Lot Size (Acres)	1.22
Drive Ins	5
Clear Height	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.



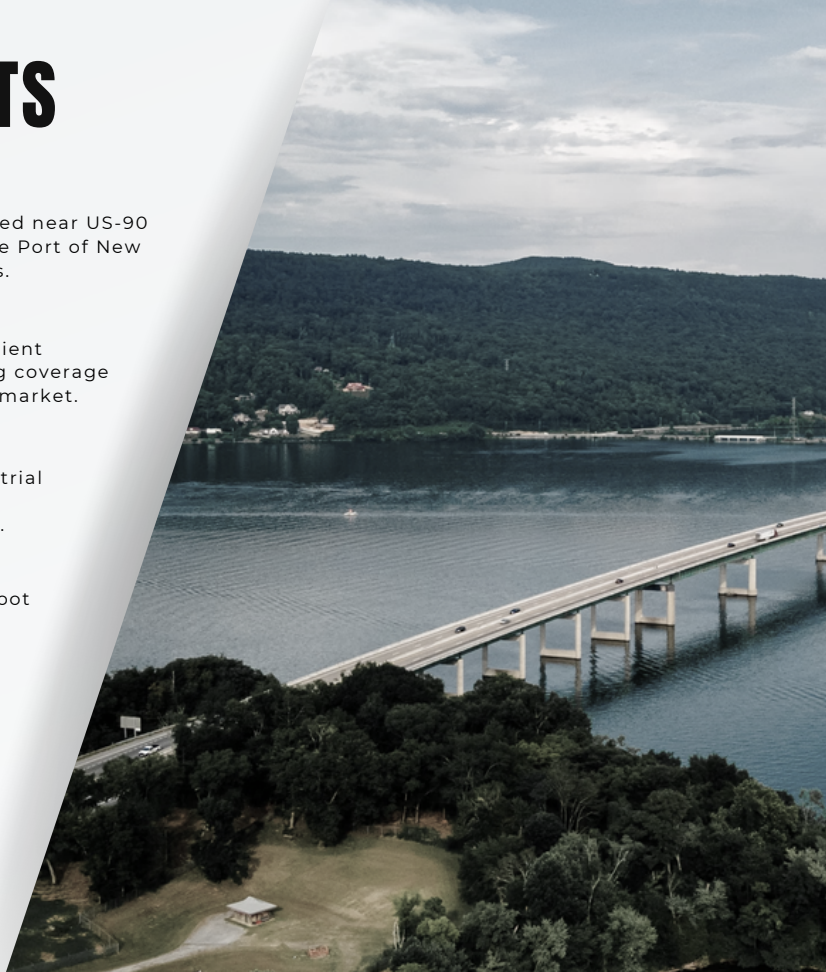
Strategic Features: Built in 1990 with a modern industrial layout, the property is well-suited for single-tenant occupancy and offers strong long-term leasing appeal.



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.



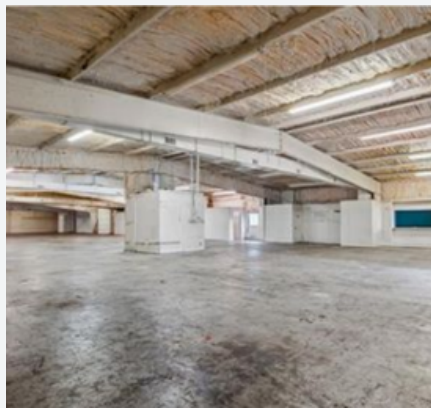
FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$134,923	\$136,324	\$137,893	\$139,510	\$141,175	\$142,891
TAX & INS	\$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
OPERATING EXPENSES						
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
TOTAL		20,000 sqft	\$134,923	\$6.75		



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

Lease Type	Triple Net
Lease Commencement	02/01/2025
Lease Expiration	01/31/2028
Base Term Remaining	1 year
Rental Increase	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

Lease Type	Triple Net
Lease Commencement	09/01/2022
Lease Expiration	09/01/2027
Base Term Remaining	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

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

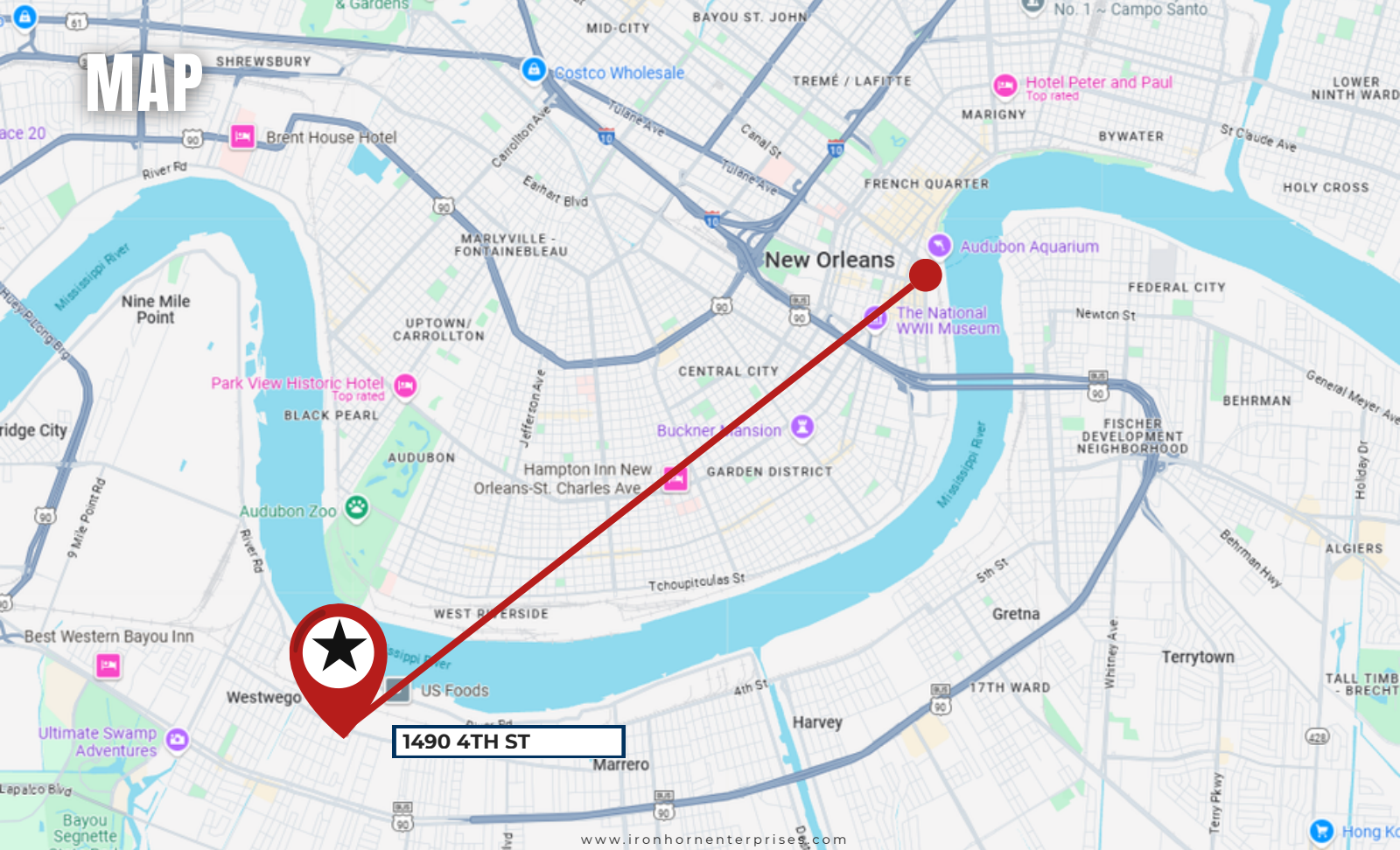
ABOUT NEW ORLEANS, LA

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

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



MAP

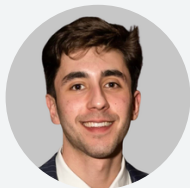


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