

Metairie Office/Warehouse For Sale

TALBOT
REALTY GROUP



Address: 3223 25th Street
Metairie, LA 70002

Price: \$899,000

Offering Summary: An exceptional opportunity to acquire an 11,175 square foot industrial flex building on a 12,960 square foot site, located at 3223 25th Street in Metairie, Louisiana. The property features a functional combination of warehouse space, customizable office areas, and significant mezzanine storage. Situated immediately adjacent to major thoroughfares, it offers unmatched logistical connectivity.

- Highlights:**
- Located in the 'Fat City' revitalization zone with over \$27M in recent public investment.
 - Extremely rare small-bay industrial opportunity in a market with <2% vacancy.
 - Strategic 'Main & Main' location seconds from Causeway Blvd and Veterans Blvd.
 - Versatile mix of warehouse (6,941 SF), office (2,446 SF), and mezzanine storage (4,500 SF).
 - Value-add potential with partially finished second floor and existing income.

Property Overview

The building features varied functional spaces including a generous warehouse component for storage and operations, versatile office space ready for tailoring, and a second-story area with rental income potential (\$500/month current lease).

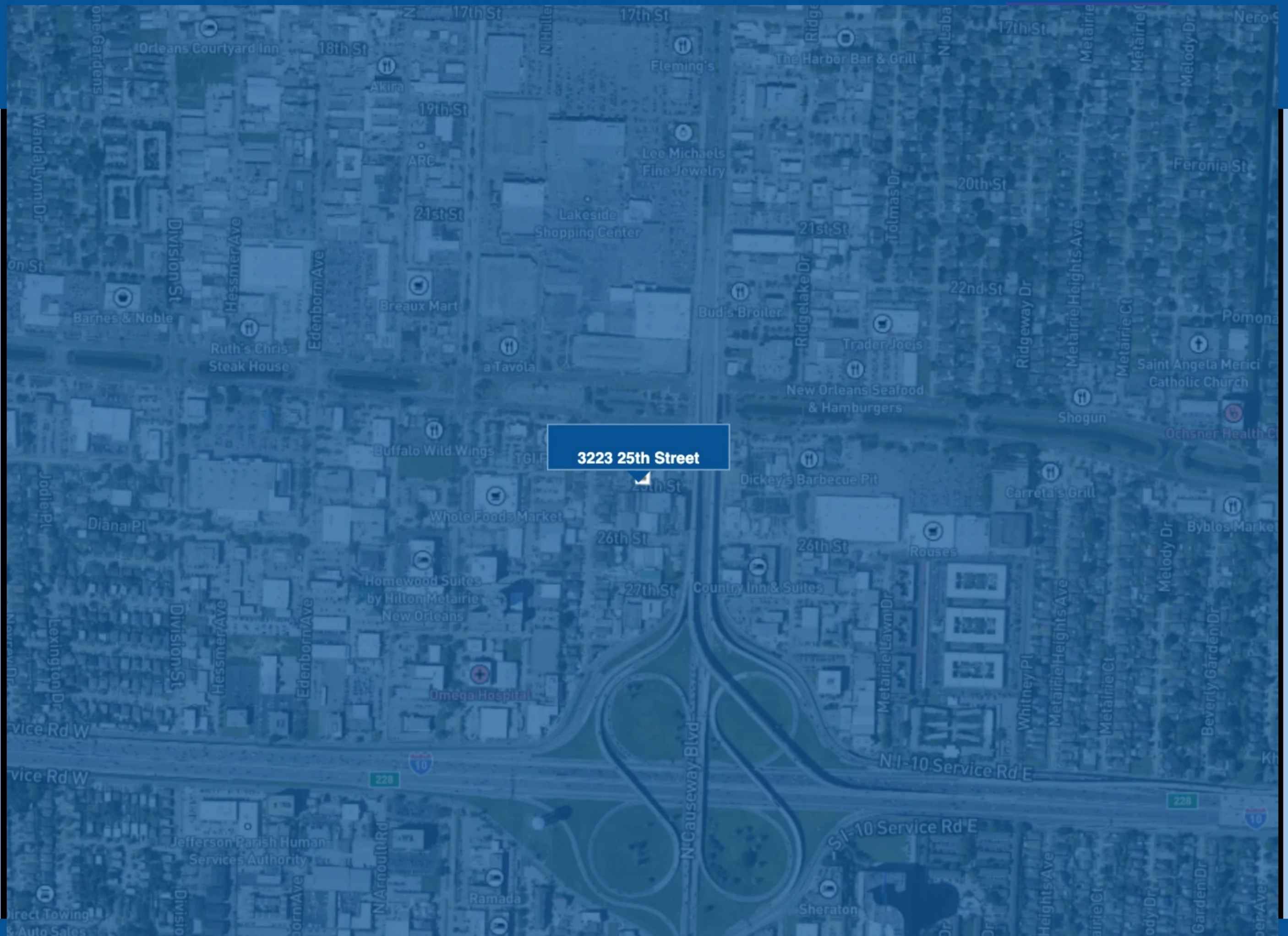
Square Footage Breakdown

Space Type	Size / Details
Total Building Area	11,175 SF
Warehouse Space	6,941 SF
Office Space	2,446 SF
Mezzanine Storage	4,500 SF
Second Floor (Partially Finished)	1,988 SF
Site Size	12,960 SF
Zoning	BC-2

Location & Connectivity

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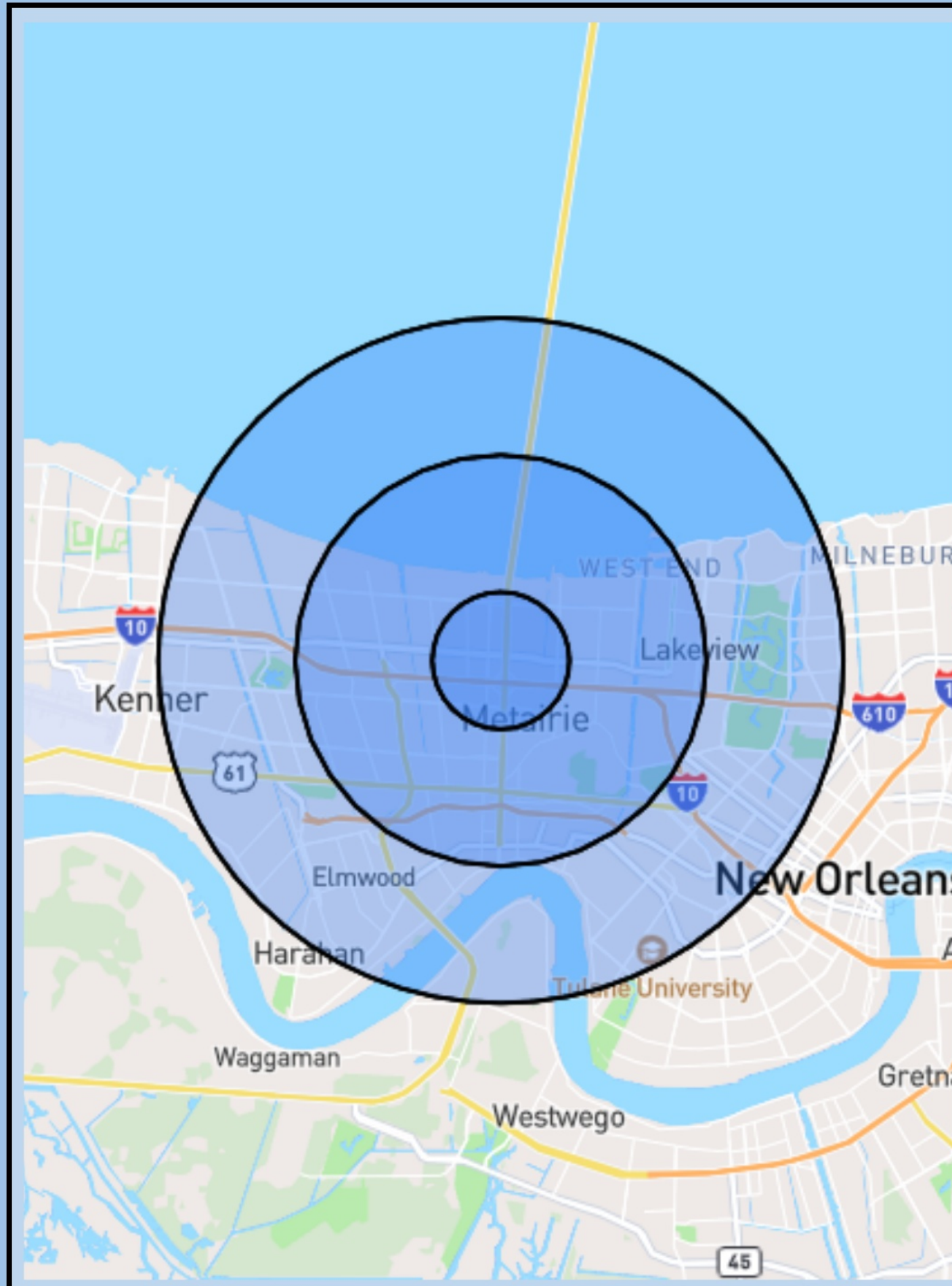


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Demographic Analysis

3223 25th Street, Metairie, LA 70002

POPULATION

1 MILE	23,504
3 MILES	121,257
5 MILES	277,433

HOUSEHOLDS

1 MILE	11,182
3 MILES	54,315
5 MILES	117,740

MEDIAN HOUSEHOLD INCOME

1 MILE	\$60,864
3 MILES	\$74,889
5 MILES	\$74,378

UNEMPLOYMENT RATE

1 MILE	4.19%
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PROPERTY REFERENCE

3223 25th Street, Metairie, LA 70002

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