

## New Orleans Warehouse For Sale 1116 Magnolia, New Orleans, La.



- Property is located just west of the New Orleans Arena on the corner of Magnolia and Earhart Expressway with easy access to and from Expressway and I-10. Directly across from the recently announced future Home Depot site
- Building consists of approx. 33,524 sf gross area with six (6) dock high shipping and receiving overhead doors. Approximately 20,000 sf of existing climate controlled office/work space.
- Site consists of approx. 47,195 sf (one square block) bound by Earhart, S. Robertson, Clio and Magnolia. Offers sign exposure to adjacent high traffic Expressway.
- Plenty of on site parking.
- Offered at \$1,600,000.00.

E-mail Al Oglesby, **CCIM**, **CPM**®, **CEA** at [Al@alcorgroup.com](mailto:Al@alcorgroup.com) or call  
The **ALCOR** Group for additional information!

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Certified  
Property  
Manager

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**"A FULL SERVICE REAL ESTATE COMPANY"**



Individual  
Member

SQ. NO. 392

FIRST DISTRICT

44.76

MAGNOLIA ST.

40.76

Southwest corner of Sq. 392 by title

50.21

17.0

136.33

50.19

8.5

136.33

#1116

Graybar Electric Co.

172.42

172.47

spur-track

CLIO ST.

253.65



asphalt parking

Radius - 319.62

B

253.65

spur-track

41.13

43.37

high const. curving 4' high 4' base

40.6

38.29

136.33

144.24

41.37

17.16

Southeast corner of Sq. 392 by title

44.82

144.77

S. ROBERTSON ST.