



FOR SALE OR LEASE
ELMWOOD WAREHOUSE WITH VISIBILITY
5400 JEFFERSON HIGHWAY | ELMWOOD, LA



BUILDING AREA

52,000 square feet of dock height distribution space

**OFFICE/SHOWROOM
AREA**

The building contains approximately 26,639 square feet of office area and showroom area which can be reconfigured to suit

LAND AREA

Approx. 3.084 acres of land area of which 1 acre in the rear is undeveloped

EAVE HEIGHT

Front section: center clear of 28' - side eave height of 26'
Rear section: center 26' - side 19'

SPRINKLERS

The building is fully sprinklered

LOADING

Dock height via four 9' x 10' dock doors and one recessed truck well

PARKING

50 parking spaces

ZONING

M-1 (Light Industrial)

**LEASE RATE
SALE PRICE**

\$32,500 per month (\$7.50 per square foot) on a net lease basis
\$5,500,000 (\$105.76 per sq. ft.)

Max J. Derbes, Inc.
REALTORS ■

CONTACT
GERARD E. HENRY, SIOR

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5440 Mounes Street, Ste 100
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A

SHOWROOM ENTRANCE



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MAXDERBES.COM

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INTERIOR VIEWS



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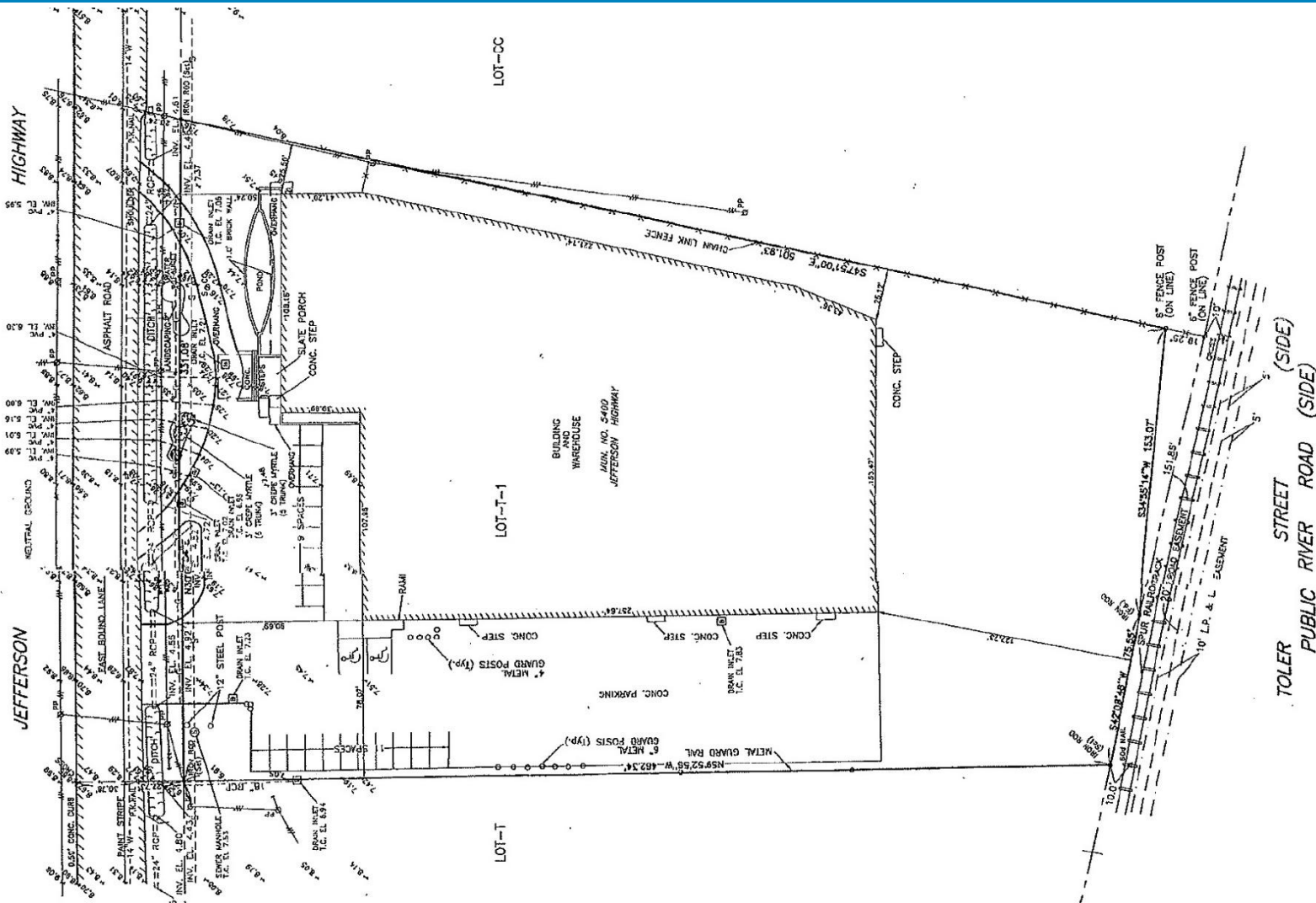


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SURVEY



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