



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | corp-realty.com

LAND | FOR LEASE

Gravel Lot with Gate near I-10/I-610 Split

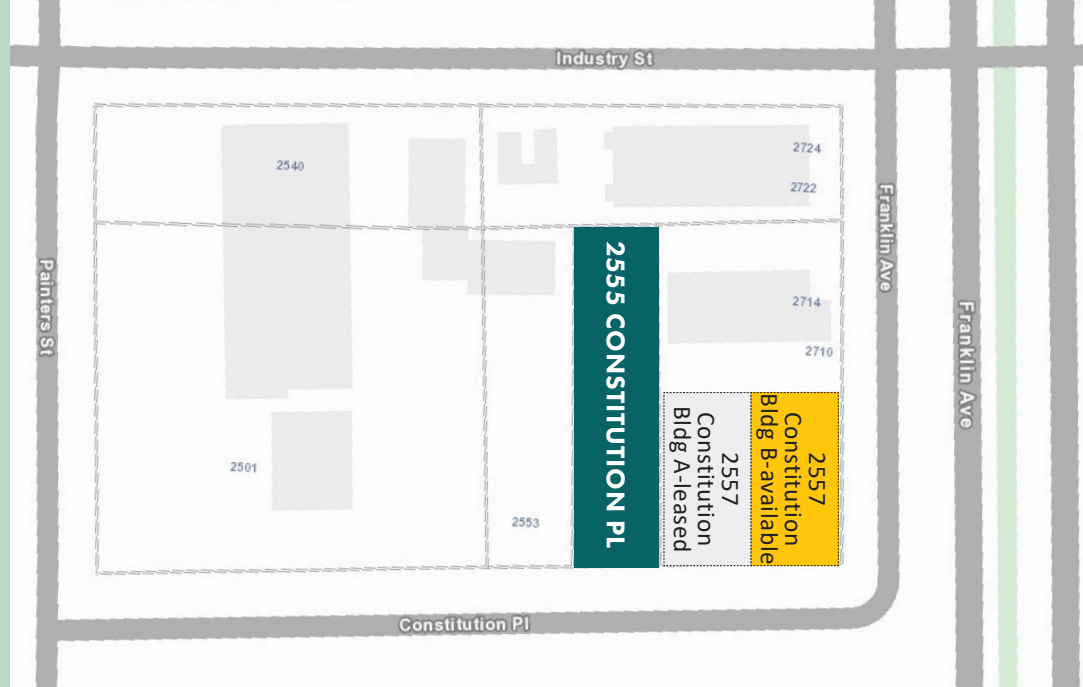
2555 Constitution Place

NEW ORLEANS, LA 70122

Andrea Arons Huseman CCIM

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NEAR I-10 & I-610 SPLIT

2555 Constitution Place, New Orleans, LA 70122

DESCRIPTION

This gated 3,840-sf land parcel is centrally located near I-10 and I-610. This can be leased alone or with the adjacent warehouse at 2557 Constitution Place, Building B.

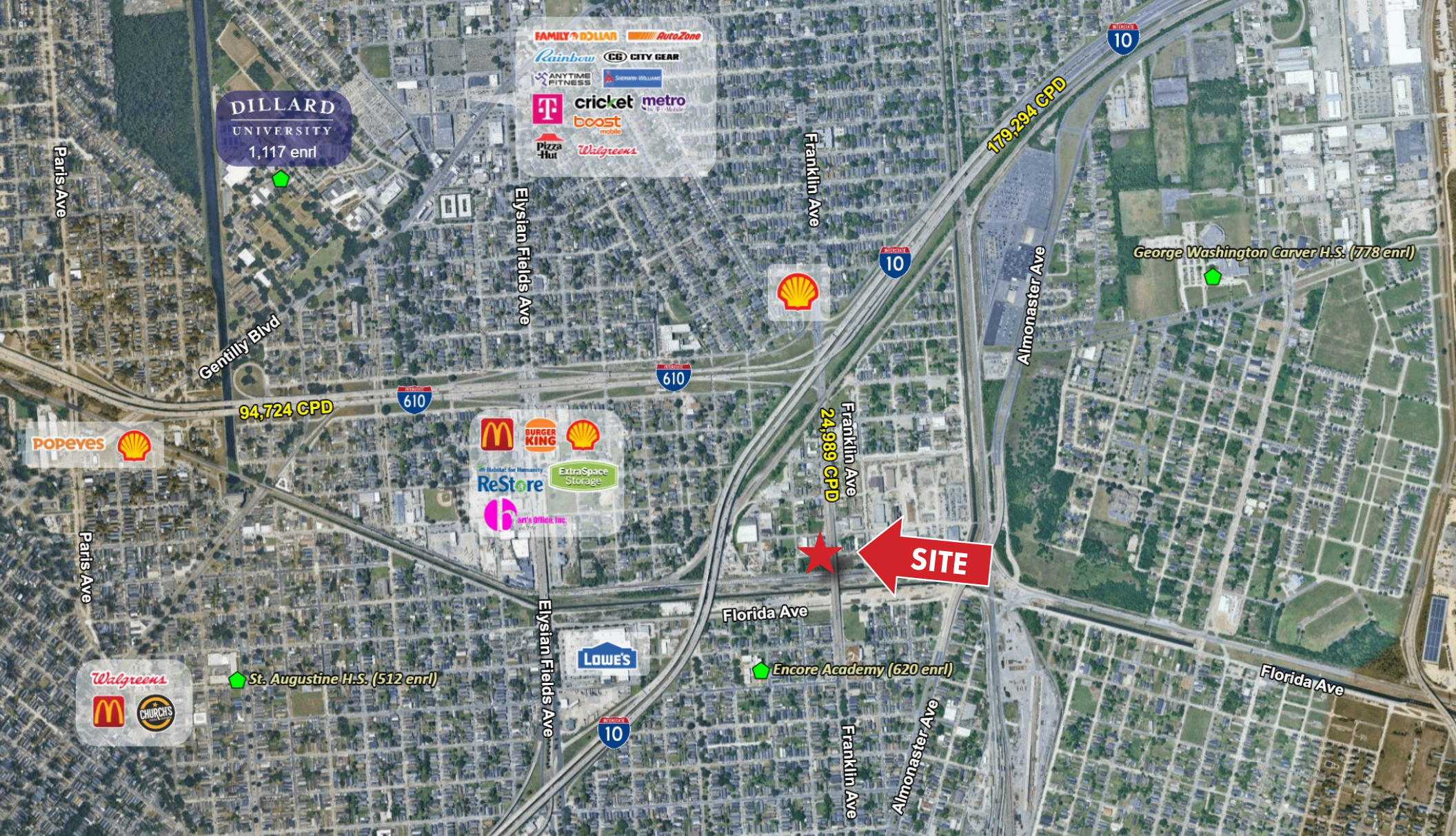
SIZE 3,840 sf

RENTAL RATE \$1.53/sf, NNN (\$500/month)



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2555 CONSTITUTION PLACE



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ZONING AND TRANSPORTATION

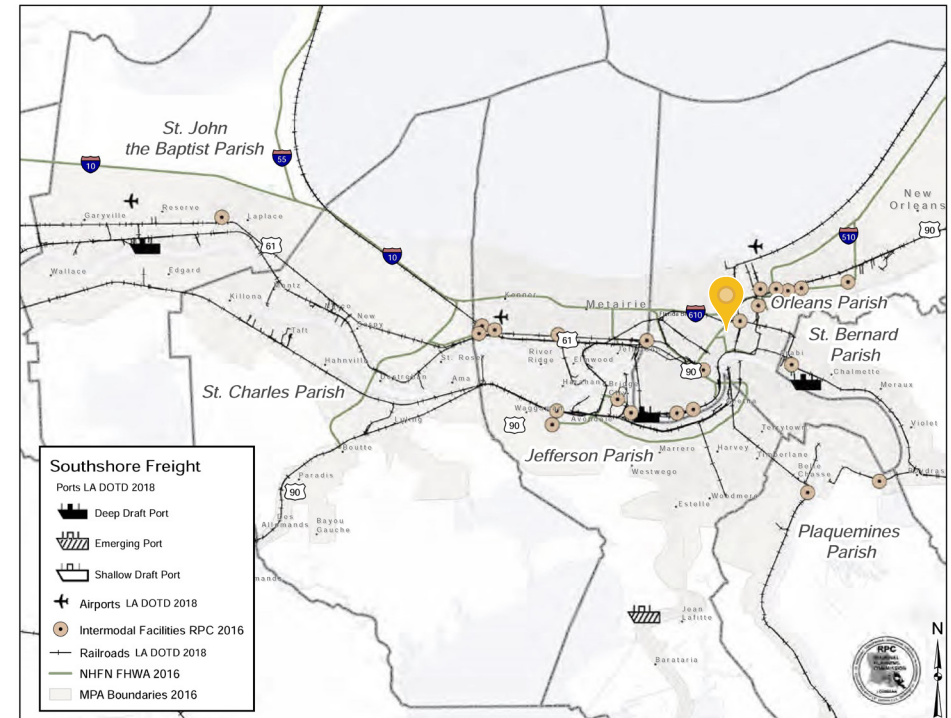
Zoning: Mixed-Use Medium Density

Goal: Create medium-density neighborhood centers to enhance walkability and serve as focal points within neighborhoods. Proximity to transit encouraged.

Range of Uses: Medium-density single-family, two-family and multi-family residential and commercial uses. Limited light industrial uses (small food manufacturers, craft and value added industry and passive warehousing and storage) may be allowed in some areas. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Transit and transportation facilities are allowed.

Development Character: Height, mass and density of new development varied to ensure proper transitions to surrounding lower density residential neighborhoods. Many structures will feature ground floor retail with residences on upper floors. Allow the adaptive reuse of historic non-residential structures with densities higher than the surrounding neighborhood through the planned development process. Allow higher residential densities when a project is providing significant public benefits such as long-term affordable housing. Incorporate risk reduction and adaptation strategies in the built environment.

FREIGHT TRANSPORTATION MAP



The site of the subject property is well serviced by various freight transportation routes.



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