



MULTIPURPOSE OFFICE & WAREHOUSE FOR LEASE OR SALE

819 CENTRAL AVENUE | JEFFERSON, LA



AVAILABLE

LEASE: 5,000 SF up to 13,421 SF of Class B office area on the second floor having front and rear access; Up to 60 parking spaces.

MAIN BUILDING

First floor: 8,400 SF of office & production in front leased to Archon Information Systems, and approx. 13,500 SF of office & storage in middle/rear leased to MaxHome.
Second floor: 13,175 SF of office leased to MaxHome, and 13,421 SF of office (vacant); four stairways & personnel elevator at front foyer.

WAREHOUSE BUILDING

16,200 sf ground level metal warehouse including 2,000 SF office area; ground level loading via three 12' x 14' level doors and dock loading via two 10' x 12' truck well doors.

SALE

70,600 SF in two structures:
54,400 SF on two floors in main building
16,200 SF in rear warehouse building.

PARKING

120 parking spaces total (40 in front & 80 in rear).

RENTAL RATE

Second floor office space: \$5.00 - \$8.00 per sq. ft., incl utilities

SALE

\$3,250,000 (46.03 PSF)

Max J. Derbes, Inc.
REALTORS ■

CONTACT
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DIRECT 504.733.2299
keith@maxderbes.com

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5440 Mounes Street, Ste 100
New Orleans, LA 70123

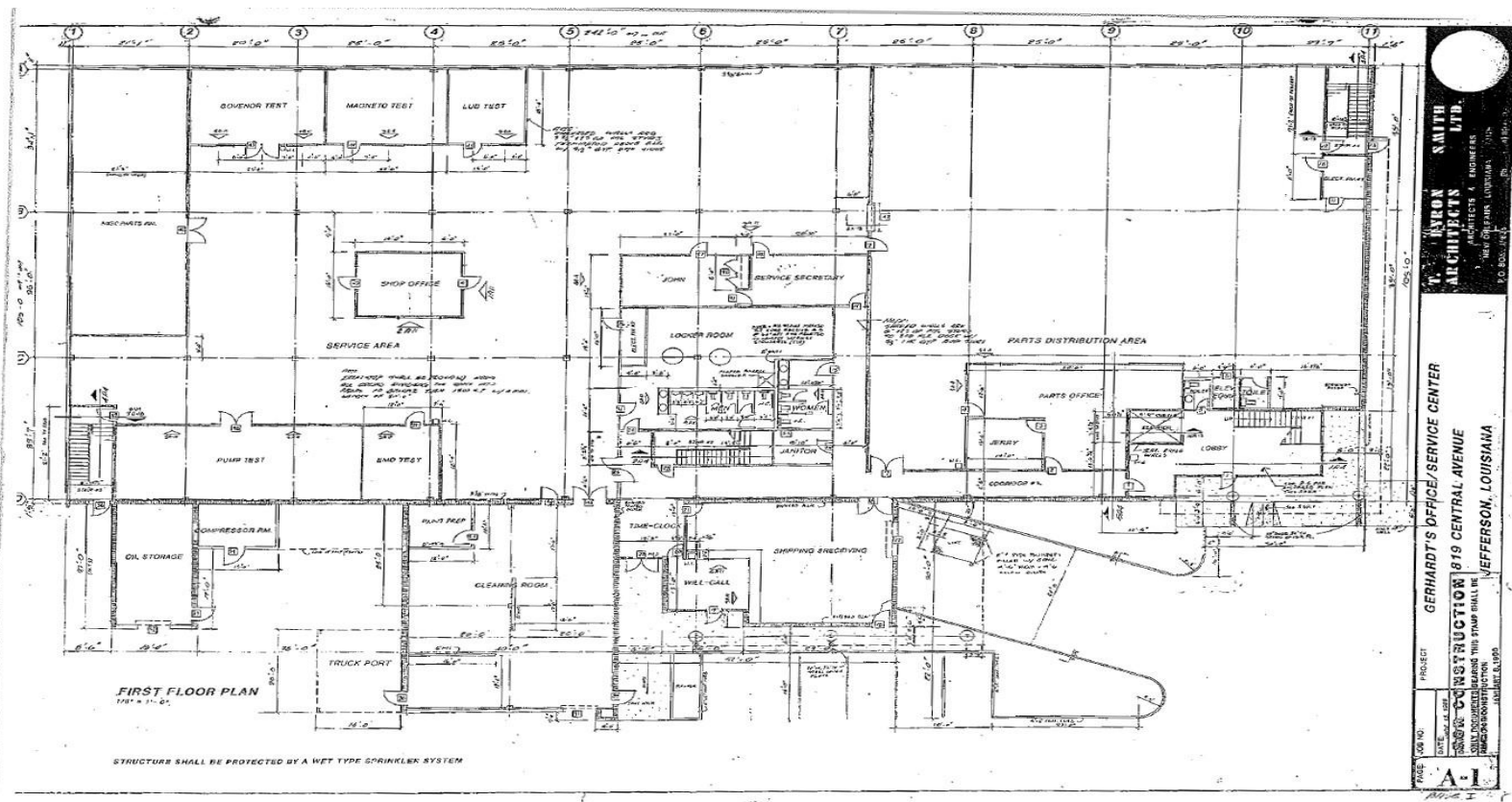




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1st FLOOR FLOORPLAN



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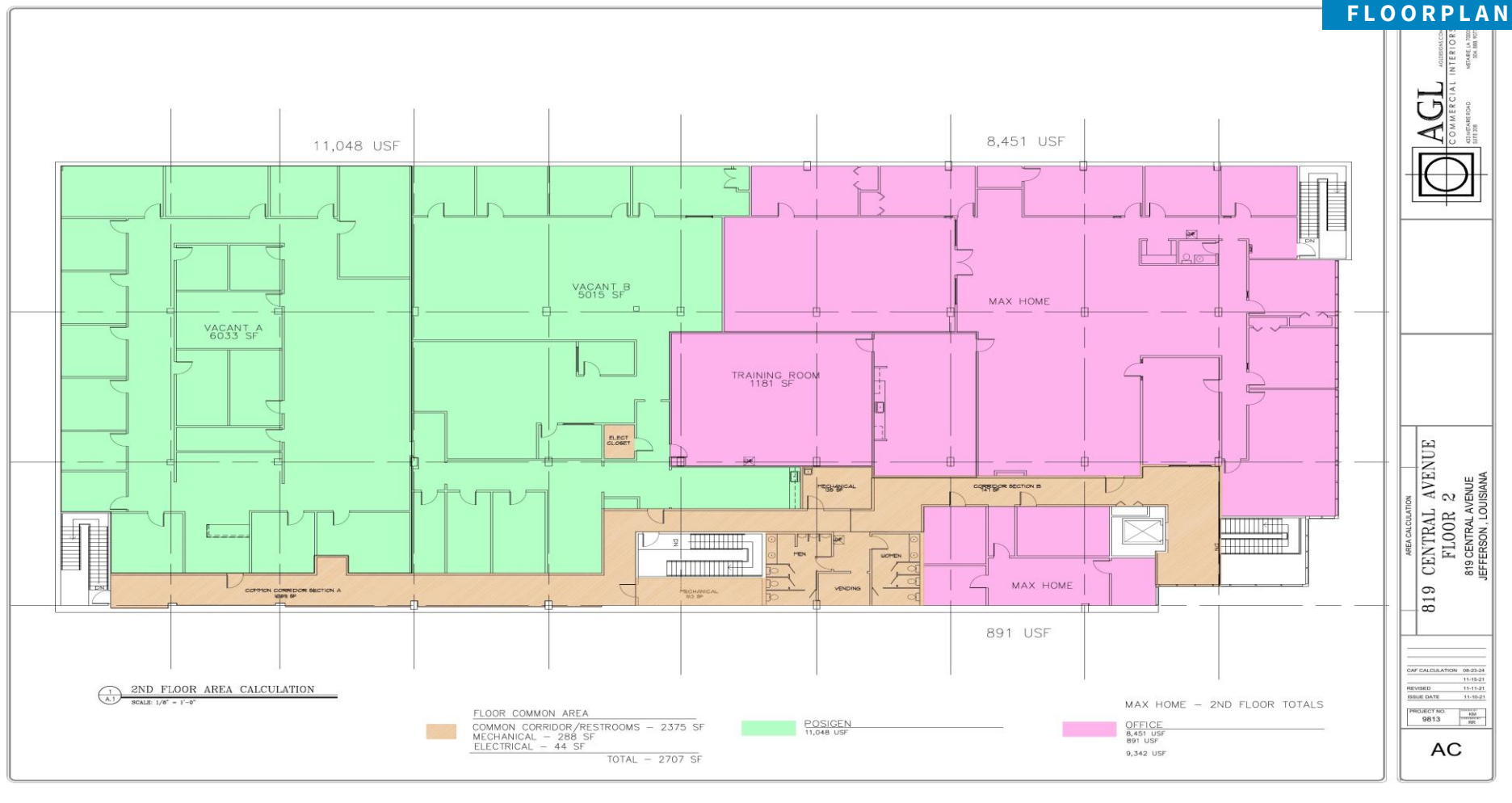




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2nd FLOOR FLOORPLAN



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