

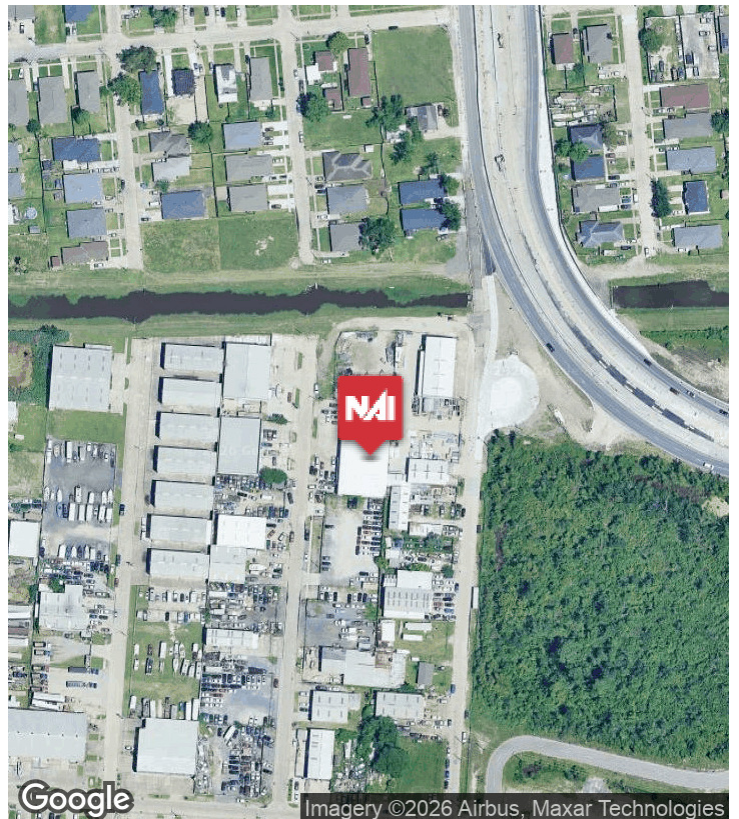


OFFERING SUMMARY

Lease Rate:	\$6.38 SF/yr (MG)
Available SF:	3,200 SF
Lot Size:	0.44 Acres
Building Size:	12,800 SF
Zoning	L-I
Monthly Rental Rate	\$1,700

PROPERTY DESCRIPTION

Strategically located adjacent to Louis Armstrong New Orleans International Airport (MSY). ±3,200 SF units (approx. 80' x 40'), each with its own grade-level roll-up door (approx. 10.5 x 12') and independent access. Warehouse eaves height (approx. 14.5'), clearance under the "I" beams (approx. 12.5'). Roof was replaced in 2024. Unit B is currently available and consists of almost entirely warehouse space (+/-2,927 SF) with a small office and restroom(+/- 273 SF). Building was renovated in 2024. Construction is brick and concrete block. Electrical is Single Phase Split (120/240V).



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



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