



**CORPORATE REALTY**

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170  
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INDUSTRIAL SPACE | FOR LEASE

# Office and Warehouse in Elmwood

**805 Distributors Row**

NEW ORLEANS, LA 70123

**Joe Gorman** CCIM

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504.582.1406





## EASILY ACCESSIBLE ELMWOOD LOCATION

805 Distributors Row, New Orleans, LA 70123

### DESCRIPTION

Located in the heart of the Elmwood Business Park, 805 Distributor's Row offers 13,100 sf of flexible warehouse and office space ideal for distribution, light manufacturing, or service operations. It is located just a few blocks from both Elmwood Park Boulevard and Jefferson Highway, near Mounes Street, and only minutes from the Huey P. Long Bridge and South Clearview Parkway. This provides quick access to major transportation routes, enhancing distribution and logistics capabilities.

The property consists of 1,100-sf office space with two private offices, a break room, storage, three restrooms, and open area as well as 12,000-sf of warehouse space. The warehouse features a 17' eave height and two overhead doors with grade-level loading. There are 12 parking spaces in front of the building. Zoned Light Industrial, this is a great fit for businesses seeking flexible space in this industrial corridor.

### OVERVIEW

<b>SIZE:</b>	Total space: ±13,100 sf <ul style="list-style-type: none"> <li>• 1,100 sf office space</li> <li>• 12,000 sf warehouse</li> </ul>
<b>RENTAL RATE:</b>	\$8.00/sf, NNN NNN charges are approx. \$2.22/sf (\$2,425.65/month)
<b>ZONING:</b>	LI - Light Industrial
<b>PARKING:</b>	12 spaces in front of building shared with co-tenant

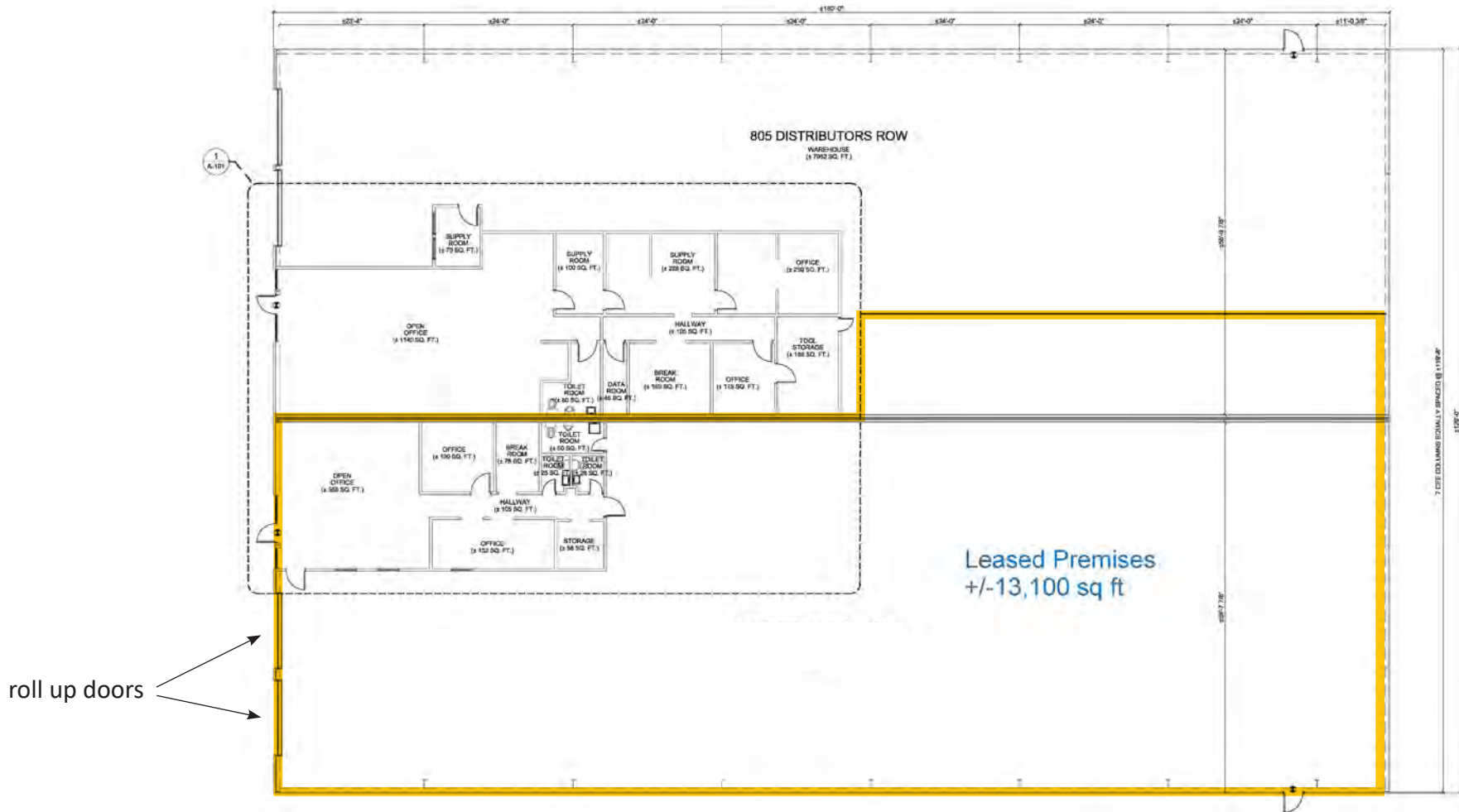


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# 508 DISTRIBUTORS ROW

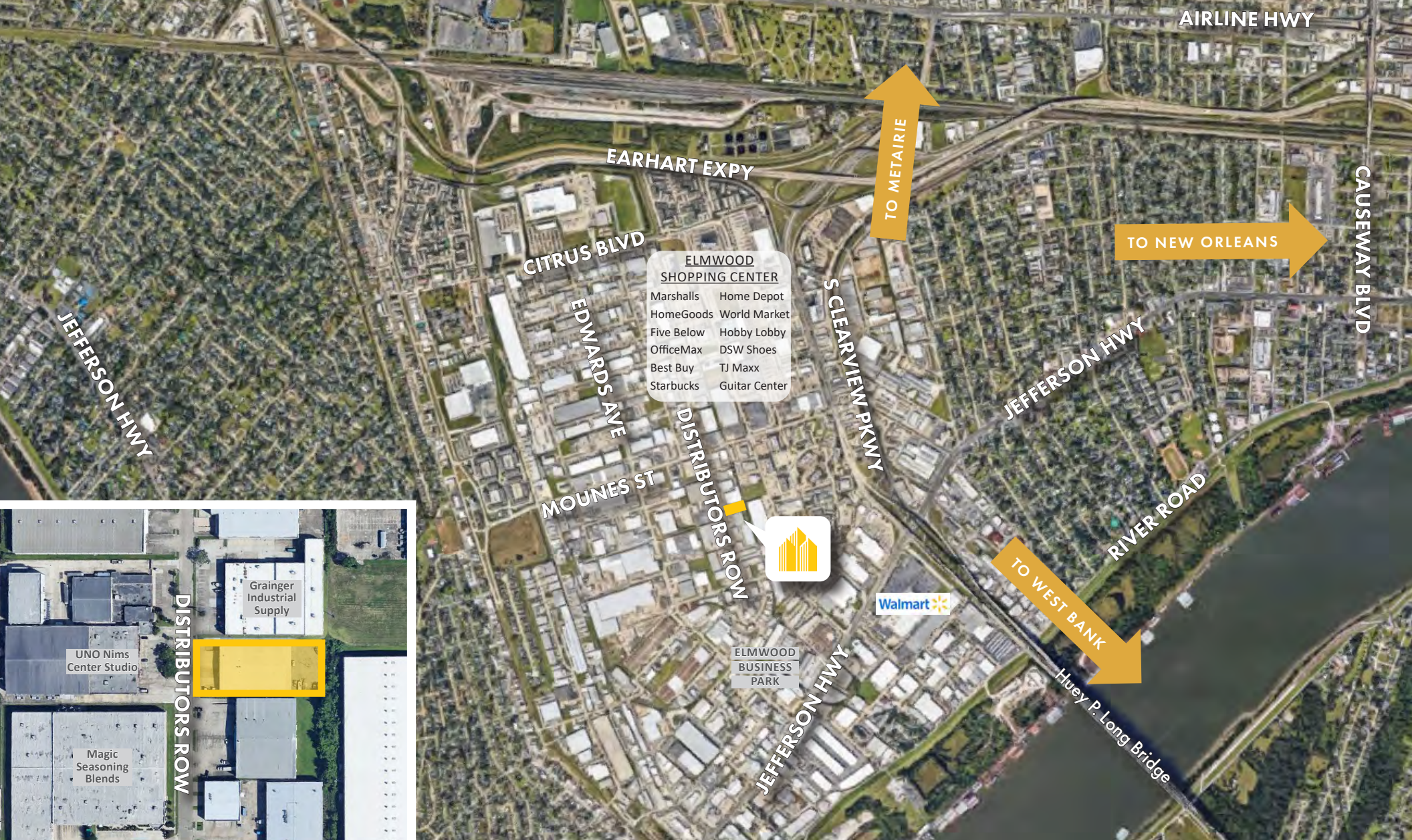
## FLOOR PLAN



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