



**OFFICE/WAREHOUSE FOR LEASE**  
837 DISTRIBUTORS ROW | ELMWOOD BUSINESS PARK | ELMWOOD, LA



**BUILDING AREA**

Approximately 30,000 square feet office, warehouse area and temp controlled work area.

**OFFICE**

Approximately 16,000 square feet office area on two floors. 10,700 sq. ft. on first floor and 4,256 sq. ft. on second floor (see attached floorplans)

**LOADING**

Dock height via two truck wells and one van height (2') and ground level via three 10'x14' overhead doors (1 in front, 2 in rear)

**WAREHOUSE**

13,300 sq. ft. of unconditioned ground level warehouse space

**ZONING**

M-2, unrestricted

**LAND AREA**

The site is 54,240 sq. ft.

**EAVE HEIGHT**

22 feet clear with a center of 24 feet.

**MISCELLANEOUS**

The property is fully sprinklered and contains a security and fire alarm

**LEASE RATE**

\$27,500 per month (\$11.00 per sq. ft.) on a net lease basis (The current expenses are \$2.45 per sq. ft.)

Max J. Derbes, Inc.  
REALTORS ■

**CONTACT**  
GERARD E. HENRY, SIOR

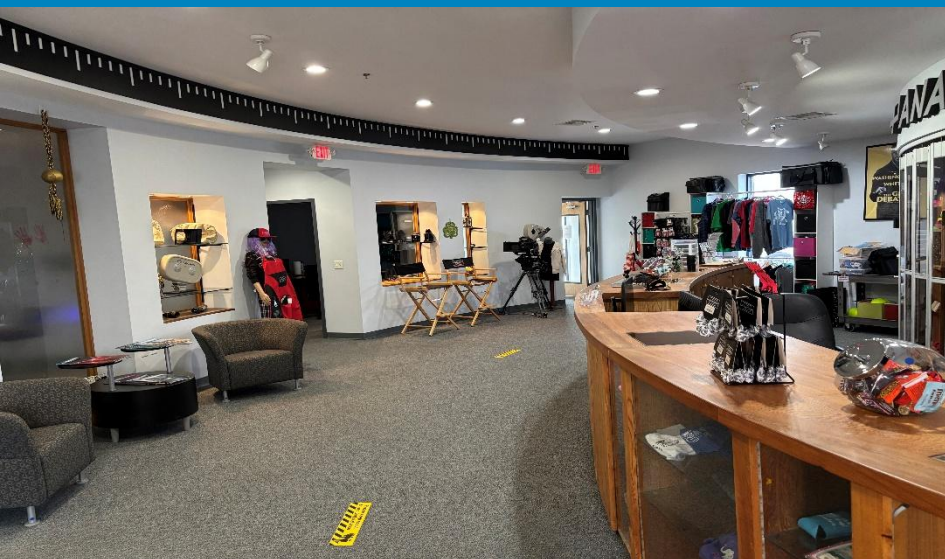
**OFFICE** 504.733.4555  
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Max J. Derbes, Inc.  
5440 Mounes Street, Ste 100  
New Orleans, LA 70123





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GENERAL AERIAL



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concordia



201 St. Charles Ave., Ste 4238  
New Orleans, LA 70175  
(504) 589-1818  
www.concordia.com

PROJECT NUMBER 1405.00

### 837 DISTRIBUTORS ROW RENOVATION

837 DISTRIBUTORS ROW  
NEW ORLEANS, LA

ISSUES AND REVISIONS

DATE

DRAWING NOT FOR  
CONSTRUCTION

SHEET TITLE

FLOOR PLAN -  
LEVEL 02

# A121

ALL DIMENSIONS AND WRITTEN MATERIAL  
APPEARING HEREIN CONSTITUTE ORIGINAL  
AND UNPUBLISHED WORK OF THE  
ARCHITECT AND MAY NOT BE REPRODUCED,  
USED, OR DISCLOSED WITHOUT WRITTEN  
CONSENT OF THE ARCHITECT

1 LEVEL 02 - NEW CONSTRUCTION - 1/8  
1/8" = 1'-0"

#### CLOSET/ALCOVE DETAILS

1. REMOVE STEEL COLUMN.
2. CONCRETE FLOORING 3/4" MIN.
3. CUSTOM ALUMINUM DISPLAY CASE 3/4" MIN.
4. 1/2" MIN. OVER AND UNDER 1/2" MIN. 1/4" MIN.
5. 1/2" MIN. OVER AND UNDER 1/2" MIN. 1/4" MIN.
6. 1/2" MIN. OVER AND UNDER 1/2" MIN. 1/4" MIN.
7. 1/2" MIN. OVER AND UNDER 1/2" MIN. 1/4" MIN.
8. 1/2" MIN. OVER AND UNDER 1/2" MIN. 1/4" MIN.
9. 1/2" MIN. OVER AND UNDER 1/2" MIN. 1/4" MIN.
10. 1/2" MIN. OVER AND UNDER 1/2" MIN. 1/4" MIN.
11. 1/2" MIN. OVER AND UNDER 1/2" MIN. 1/4" MIN.

#### LEGEND

- 1. 1/2" MIN. OVER AND UNDER 1/2" MIN. 1/4" MIN.
- 2. 1/2" MIN. OVER AND UNDER 1/2" MIN. 1/4" MIN.
- 3. 1/2" MIN. OVER AND UNDER 1/2" MIN. 1/4" MIN.
- 4. 1/2" MIN. OVER AND UNDER 1/2" MIN. 1/4" MIN.
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- 11. 1/2" MIN. OVER AND UNDER 1/2" MIN. 1/4" MIN.

#### FLOOR PLAN DIMENSIONS

1. ALL DIMENSIONS ARE TO FACE OF STUD OR BRICK LATH.
2. EXTENDED DIMENSIONS AND TO OUTSIDE EDGE OF WALL PANEL.
3. LOCATE DIMENSIONED FROM CORNER OF ROOM OR FROM FACE OF INTERESTING WALL.
4. ALL DIMENSIONS ARE TO BE CONTROLLED BY THE ARCHITECT.
5. 1/2" MIN. OVER AND UNDER 1/2" MIN. 1/4" MIN.
6. 1/2" MIN. OVER AND UNDER 1/2" MIN. 1/4" MIN.
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