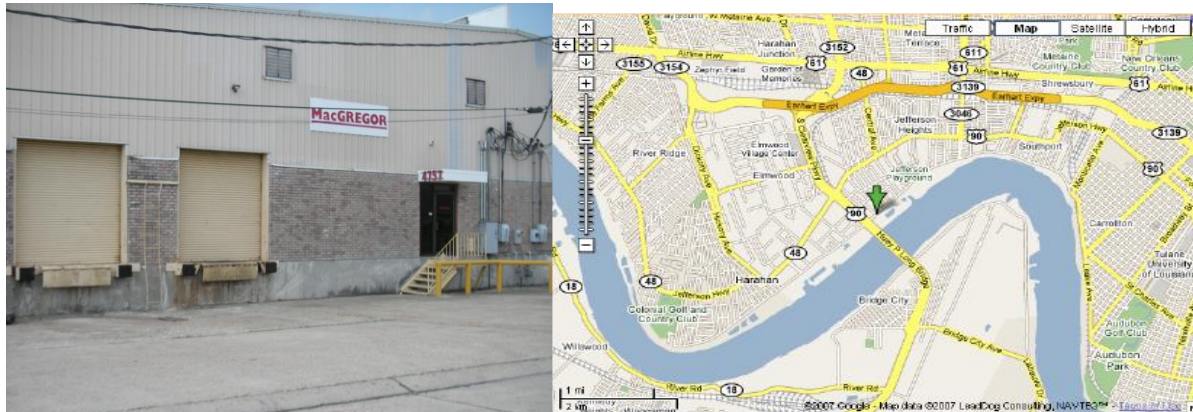


For Lease



4757 River Road, New Orleans, LA 70121

Building:	5,000 Square Feet	Construction:	Brick, Block & Metal
Office:	832 Square Feet (17%)	Eave Height:	20'
Loading:	(2) 9'x10' Dock Doors	Skylights:	Yes
Yard Area:	No	Sprinkler:	Yes
Parking:	Off Street	Warehouse Heaters:	Yes

Lease Price:	\$3,125.00 per mo. (\$7.50 psf) NET
2025 Taxes:	\$3,120.56 – (\$260.05 per mo.) \$.62 psf
2025-26 Insurance:	\$3,979.48 – (\$331.62 per mo.) \$.80 psf
CAM:	\$425.08 – (\$35.42 per mo.) \$.09 psf

TOTAL MONTHLY RENT: \$3,752.09

Further Information:

Randall Walker, SIOR
The Industrial Group
1504 L & A Road
Metairie, LA 70001
(504) 832-8012

Randall@igreal.com

Licensed By the Louisiana & Mississippi Real Estate Commissions
Licensed By The Louisiana State Licensing Board of Contractors.



June 1, 2026