

23,396 SF WAREHOUSE/OFFICE SPACE  
FOR LEASE  
\$9.00/SF NNN

440  
JOSEPHINE STREET

NEW ORLEANS, LA 70130

FELICITY  
PROPERTY CO.

**CBRE**



# THE PROPERTY

## DESCRIPTION

440 Josephine Street offers a fully renovated dock-high warehouse/office space on the Tchoupitoulas corridor in the Lower Garden District of New Orleans.

The property is ideal for warehouse, storage, distribution, production, fulfillment and various other uses, especially if dedicated office space is desired. Additional HU-MU zoning uses include: catering kitchen, brewery or distillery, artisan manufacturing, health club, social club, indoor amusement facility, recording studio and more.

Nearby developments include: The Exchange Pickleball + Bar, the former Sara Mayo Hospital's transformation into a 205-unit apartment complex, and The River District, New Orleans most ambitious development in decades, located just over half a mile away.



440 JOSEPHINE  
STREET

# PROPERTY OVERVIEW

## THE DETAILS



1ST FLOOR WAREHOUSE/OFFICE



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Base Rent	\$9.00/SF (\$17,537/Month)
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NNN	\$4.00/SF (\$7,799/Month)
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Size	23,396 SF (±8,500 SF Office Space)
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Clear Height	16' - 18'
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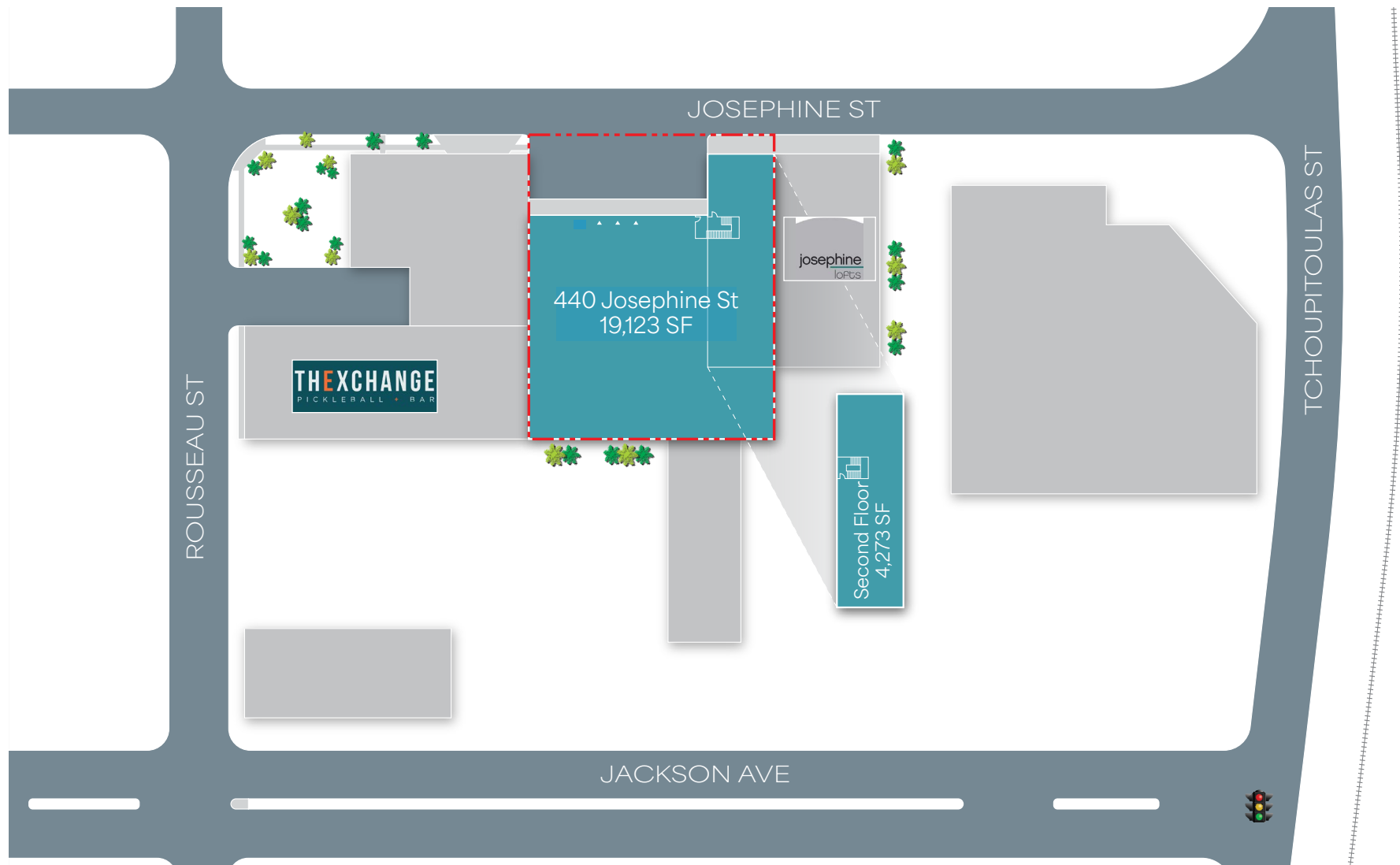
Dock High Doors	3
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Zoning	HU-MU (legal non-conforming warehouse use in place)
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### Highlights

- Fully air-conditioned office space
- Fully sprinklered
- New roof with a warranty through 2033
- Gutters and exterior tuck-pointing
- Upgraded LED lighting throughout
- Overhead and personnel doors
- Modern storefront glass entry
- Fully restored historic steel windows
- New exterior and interior staircases
- Two Renovated restrooms
- Upgraded 800-amp, 3-phase electrical service

# SITE PLAN



23,396 SF (±8,500 SF Office)  
fully air-conditioned

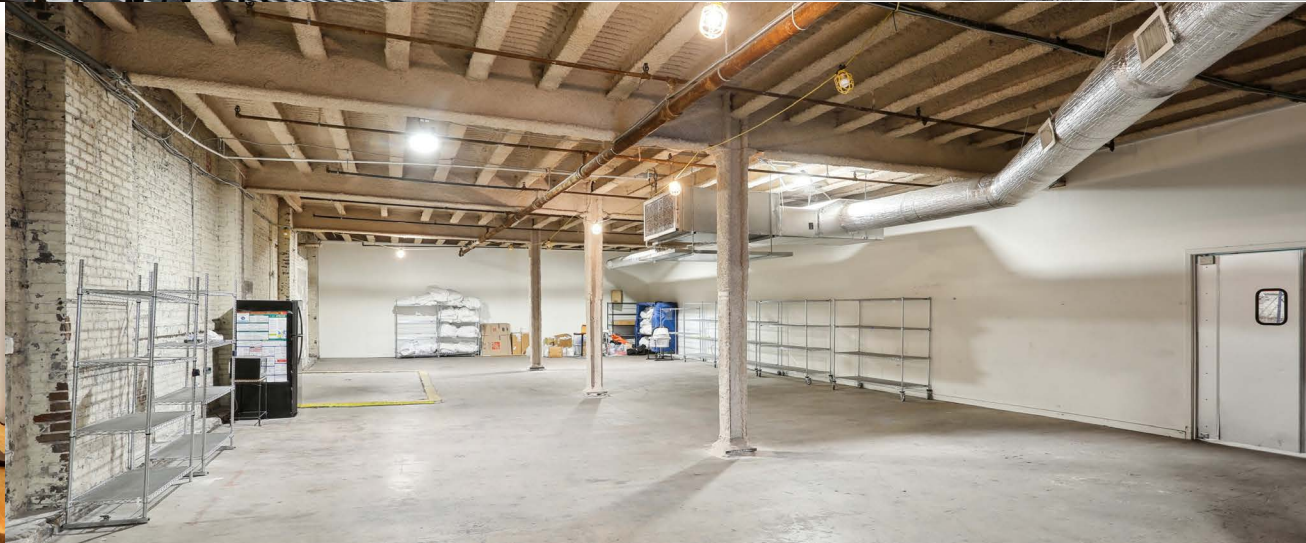


# LOCATION MAP

AREA OVERVIEW







440 JOSEPHINE STREET



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