

# For Lease



## 4739 River Road, New Orleans, LA 70121

Building: 10,500 Square Feet

Construction: Block & Metal

Office: 580 Square Feet (6%)

Skylights: Yes

Parking: Abundant

Sprinkler: No

Eave Height: 20'

Warehouse Heaters: Yes

Loading: (2) 12'x12' Dock Doors

Yard Area: No

Lease Price:	\$4,812.50 per mo. (\$5.50 psf) Net
2025 Taxes:	\$7,336.46 – (\$611.37 per mo.) \$0.70 psf
2025-26 Insurance:	\$8,946.23 – (\$745.52 per mo.) \$0.85 psf
CAM:	\$534.33 – (\$44.53 per mo.) \$0.05 psf

**TOTAL PER MONTH: \$6,213.92**

Further Information:

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