



DISTRIBUTION WAREHOUSE FOR SUBLEASE

601 EDWARDS AVENUE | ELMWOOD BUSINESS PARK | ELMWOOD, LA



LOCATION

Situated along the premiere thoroughfare of Elmwood Business Park, corner Pepsi Street, on a two acre lot zoned LI – Light Industrial.

BUILDING AREA

60,000 square foot, dock height distribution with 5,000 +/- square feet of office area (see attached floorplan).

LOADING

Eight (8) dock height truck doors, equipped with load levelers

FEATURES

Construction is concrete tilt and metal walls, 21' steel frame with a built-up roof; brick veneer office.

MISCELLANEOUS

Primary term expires January 31, 2028.

LEASE RATE

\$6.50 per sq. ft. on a net lease basis

Max J. Derbes, Inc.
REALTORS ■

CONTACT
GERARD E. HENRY, SIOR

OFFICE 504.733.4555
gerard@maxderbes.com

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





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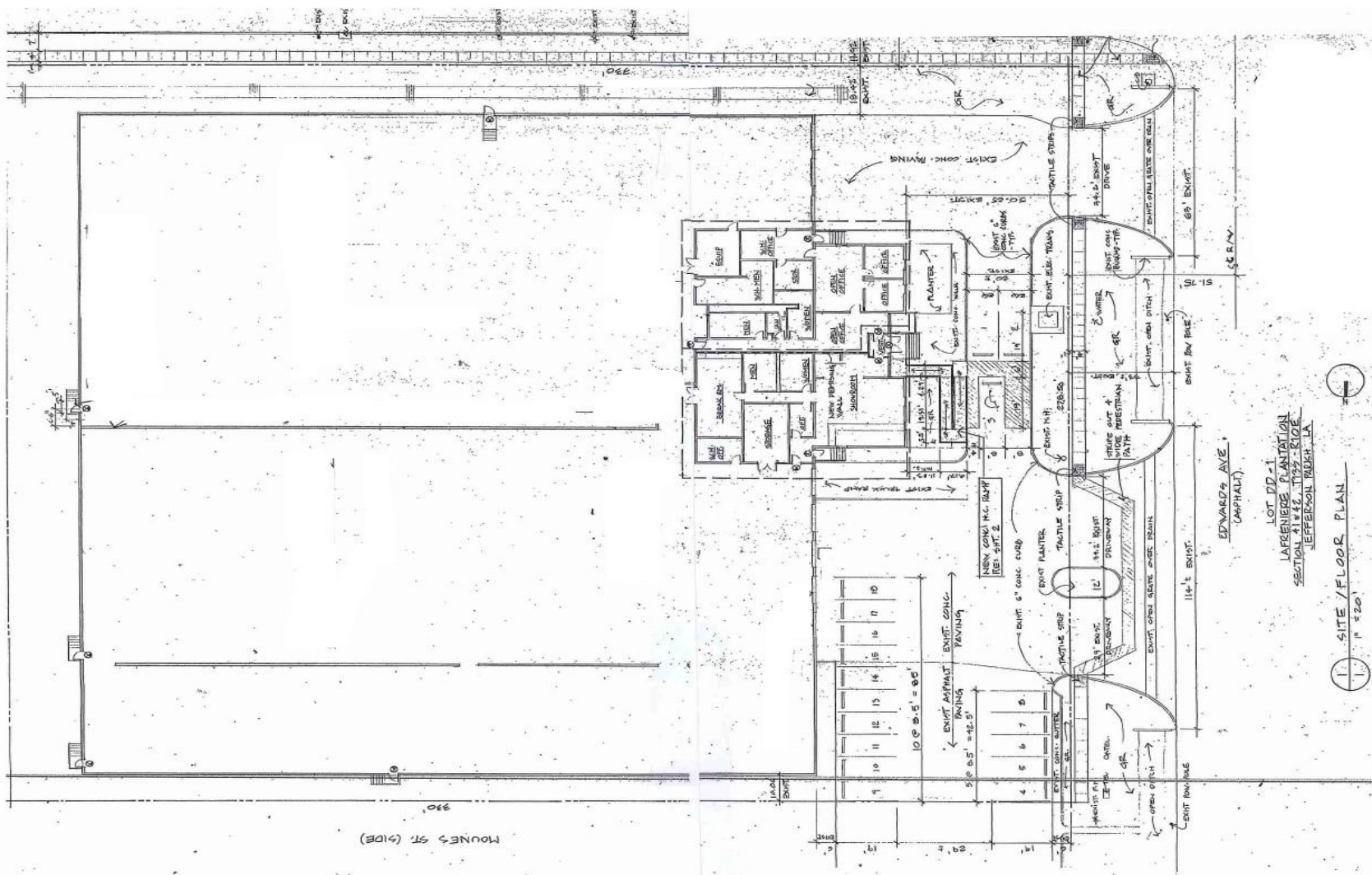
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