



OFFICE/WAREHOUSE SPACE FOR LEASE

4227-4471 POCHE COURT W | NEW ORLEANS, LA

AVAILABLE

Warehouse A: 5,382 SF, \$3.50/SF, NNN

Clear span, steel frame, concrete tilt panel, concrete block and metal constructed warehouse with metal roof, fluorescent warehouse light fixtures, 16' Eave height and 14' center clear height, wet sprinkler system, access via double doors to exterior and 12' x 9' rollup door into Warehouse B.

Warehouse B: 18,000 SF, \$3.50/SF, NNN

Steel beam, concrete block and glass façade constructed warehouse with metal roof, fluorescent light fixtures, served by the dry sprinkler system, ground level front loading via two 12' x 9' rollup doors to the exterior, one 12' x 9' rollup door into Warehouse A and one 11' x 8' rollup door into Warehouse C, 37' width column spacing, 13' eave height and 11' center clear height under bar joists.

Warehouse C: 25,000 SF, \$5.50/SF, NNN

Steel beam, concrete block, metal construction with a demising wall on one side between this space and the GSA suite, metal roof, served by the wet sprinkler system, ground level loading to exterior via 14' x 14' overhead door, 11' x 8' rollup door into Warehouse B, 16' eave height peaking at 18' center clear height, two restrooms/plumbing, 55' x 25' column spacing and metal halide light fixtures.

Office Building: 28,000 SF, \$10.50/SF, NNN

Two Story, elevator served, 28,000 SF office building with excellent interior finishes, recently renovated in 2022, inclusive of new roof, HVAC units, carpet, paint and interior finishes/ductwork, 13' foot ceilings with exposed ductwork on the first floor, second floor ceiling heights vary between 8' - 13', AT&T Fiber optics, sidelites/glass on ground floor offices, 17 private offices, three bullpens, break room, restrooms on first floor, 16 private offices, large open bullpen, two break rooms and restrooms on the second floor, large 100,000 +/- SF paved/fenced parking lot on side and behind the office building providing a parking ratio of 7-8 +/- spaces per 1,000 SF of office space.

FEATURES

Warehouses were built in 1978 and the office building was completed in 1983 and substantially renovated in 2022. Construction of warehouses is steel frame with a combination of concrete block, metal, concrete tilt panel, clear span/columns and metal roofs. Eave heights range from 13' to 16' and center clear heights range from 11' to 18'. 3-Phase 480v/200amp power throughout all warehouses. AT&T fiber optics available and all warehouses are sprinklered with certain portions being served by a dry system and other areas by a wet system.

ZONING

Business-Industrial Park/Industrial

PARKING

200 +/- Parking spaces on paved surface lots.

LAND

11.43 acres



Max J. Derbes, Inc.
REALTORS ■

CONTACT
JIMMY NEWTON, CCIM

CELL 504.247.7255
jimmy@maxderbes.com

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5440 Mounes Street, Ste 100
New Orleans, LA 70123





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1ST FLOOR
INTERIOR PHOTOS



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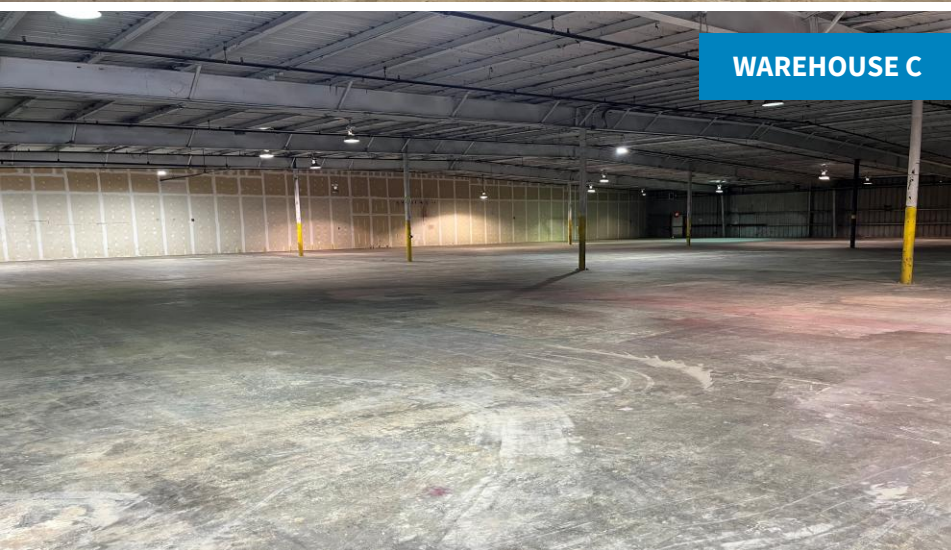
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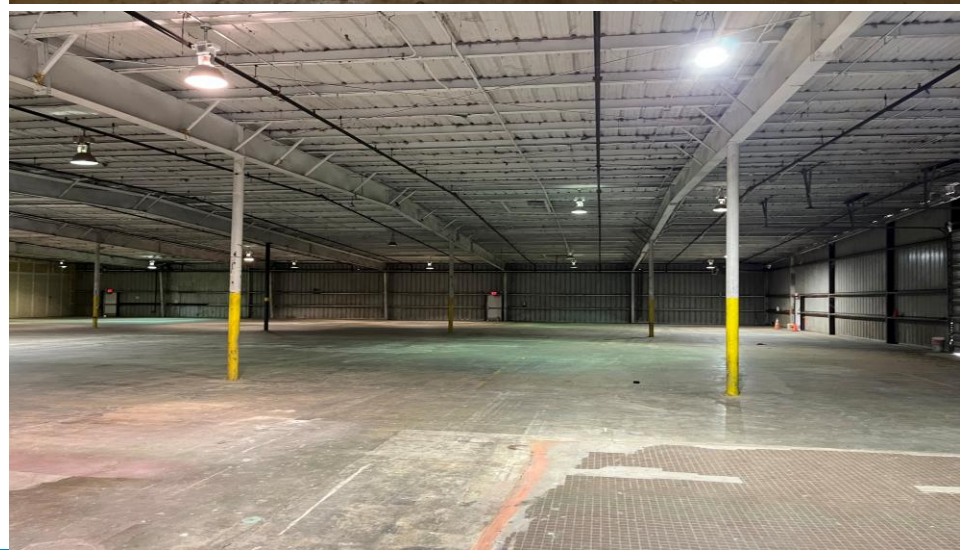
WAREHOUSE A



WAREHOUSE B



WAREHOUSE C



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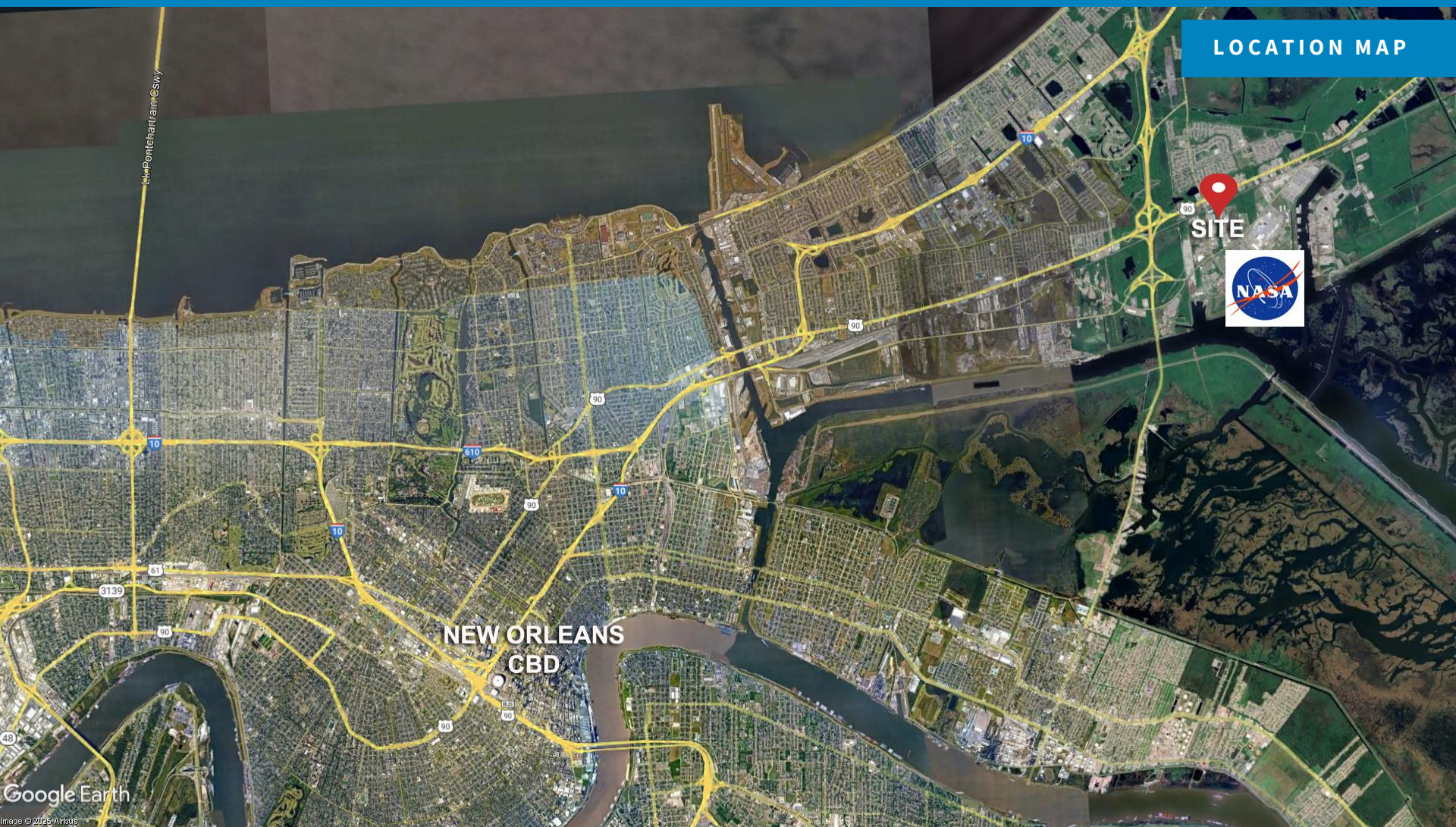
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LOCATION MAP



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SITE AERIAL



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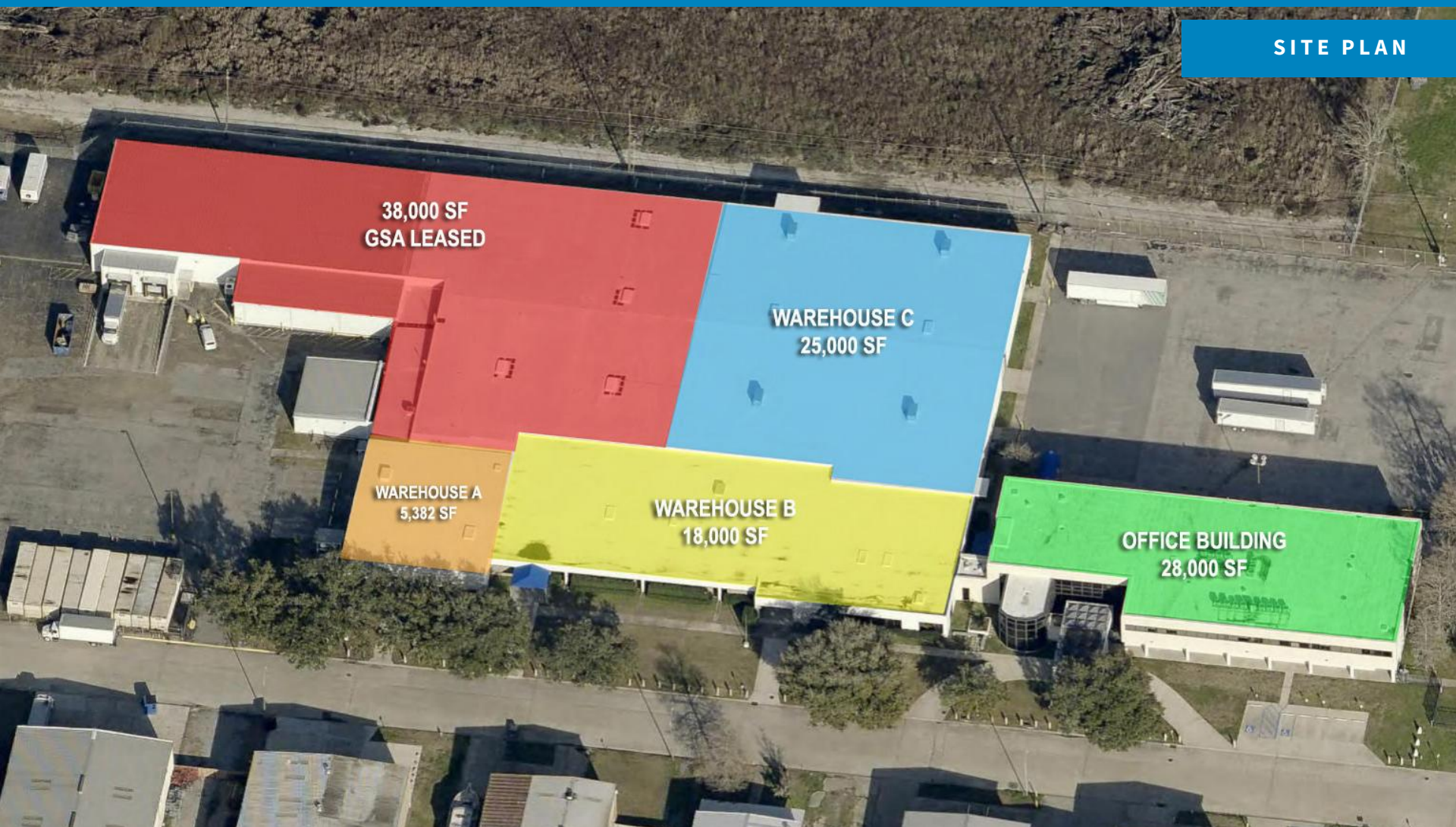
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SITE PLAN



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FLOORPLAN



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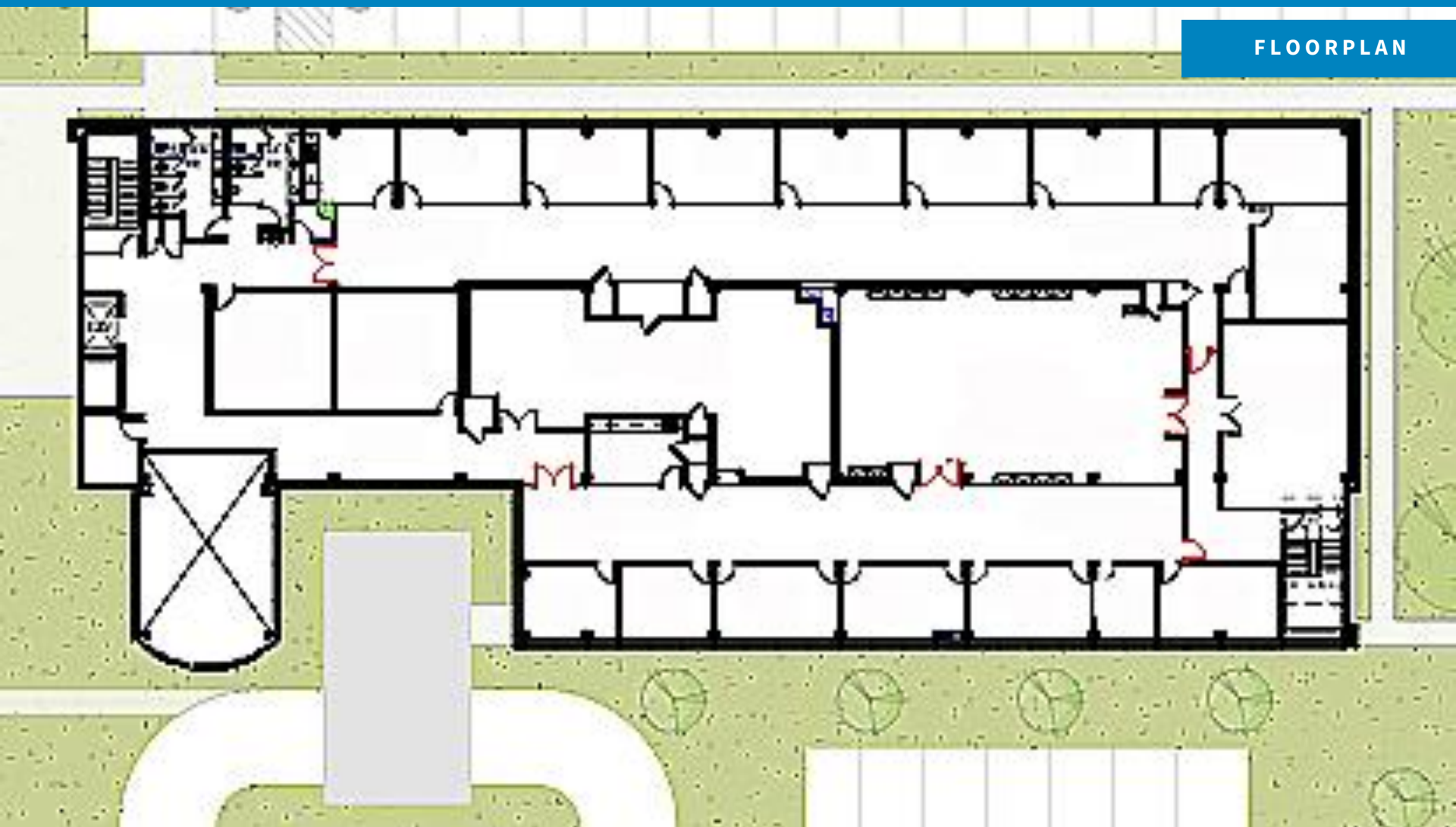
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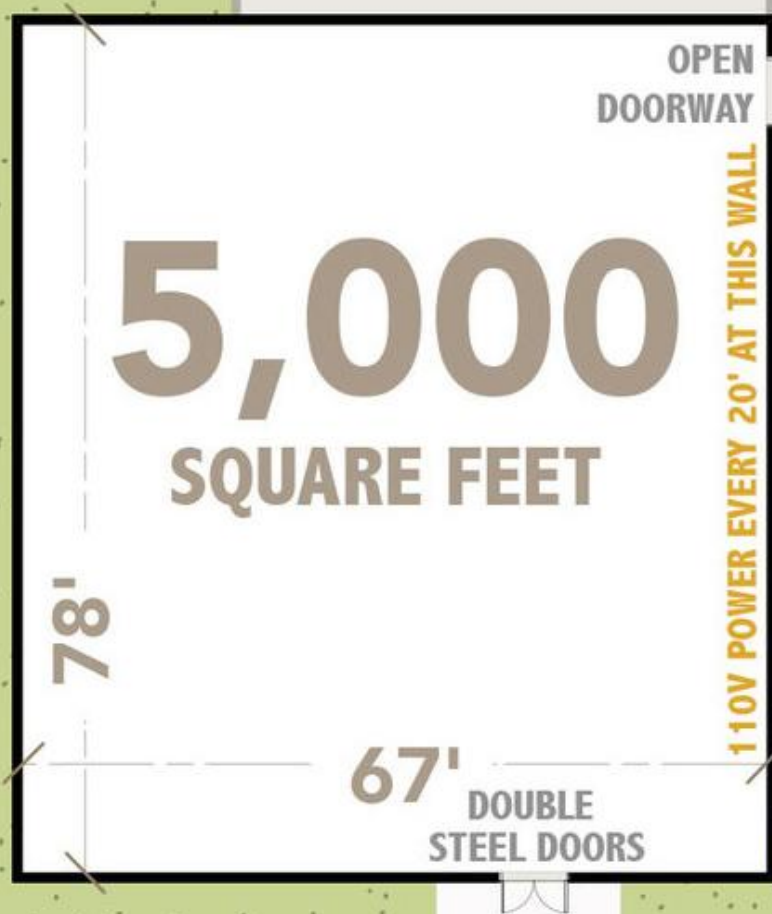
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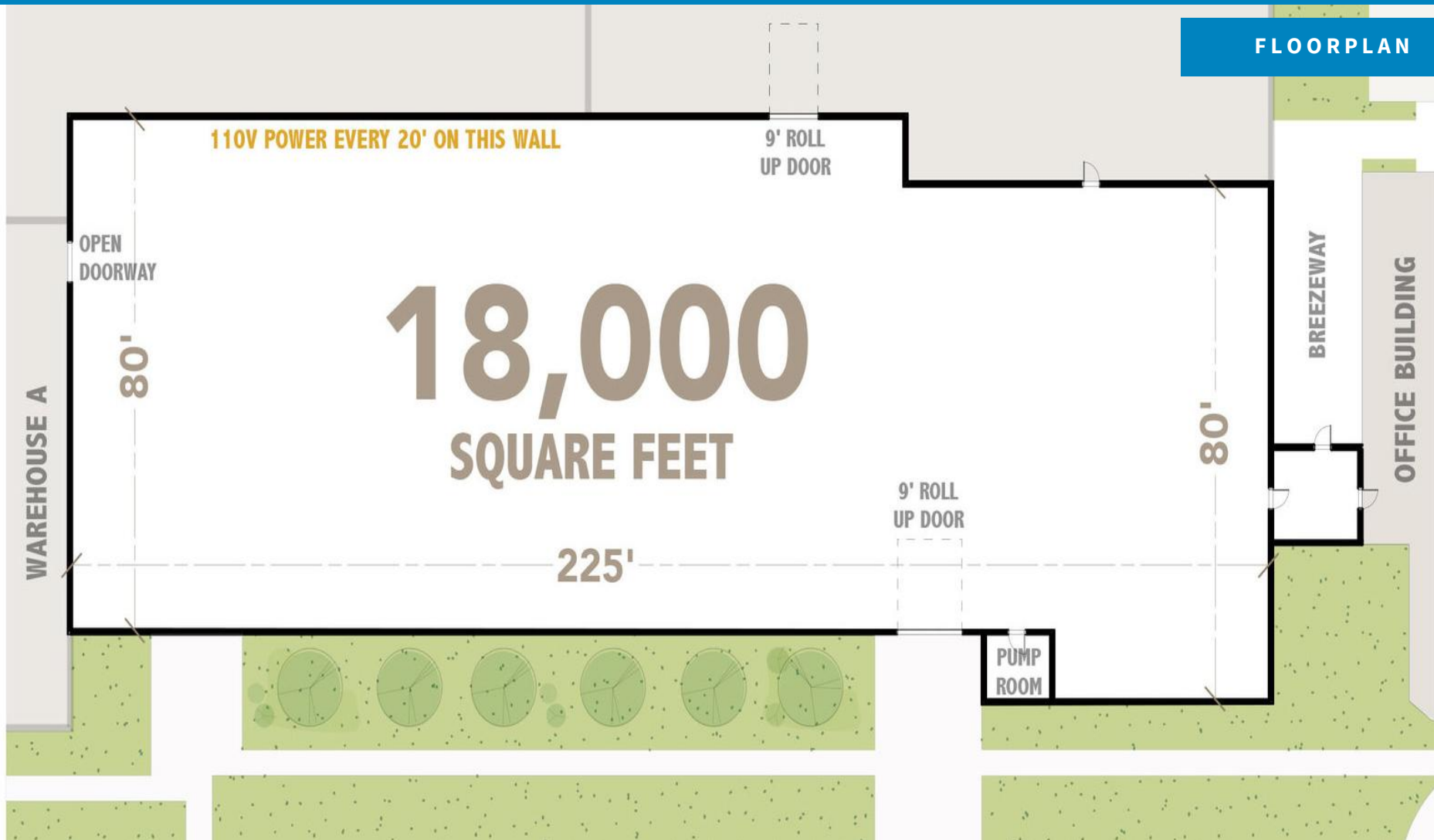
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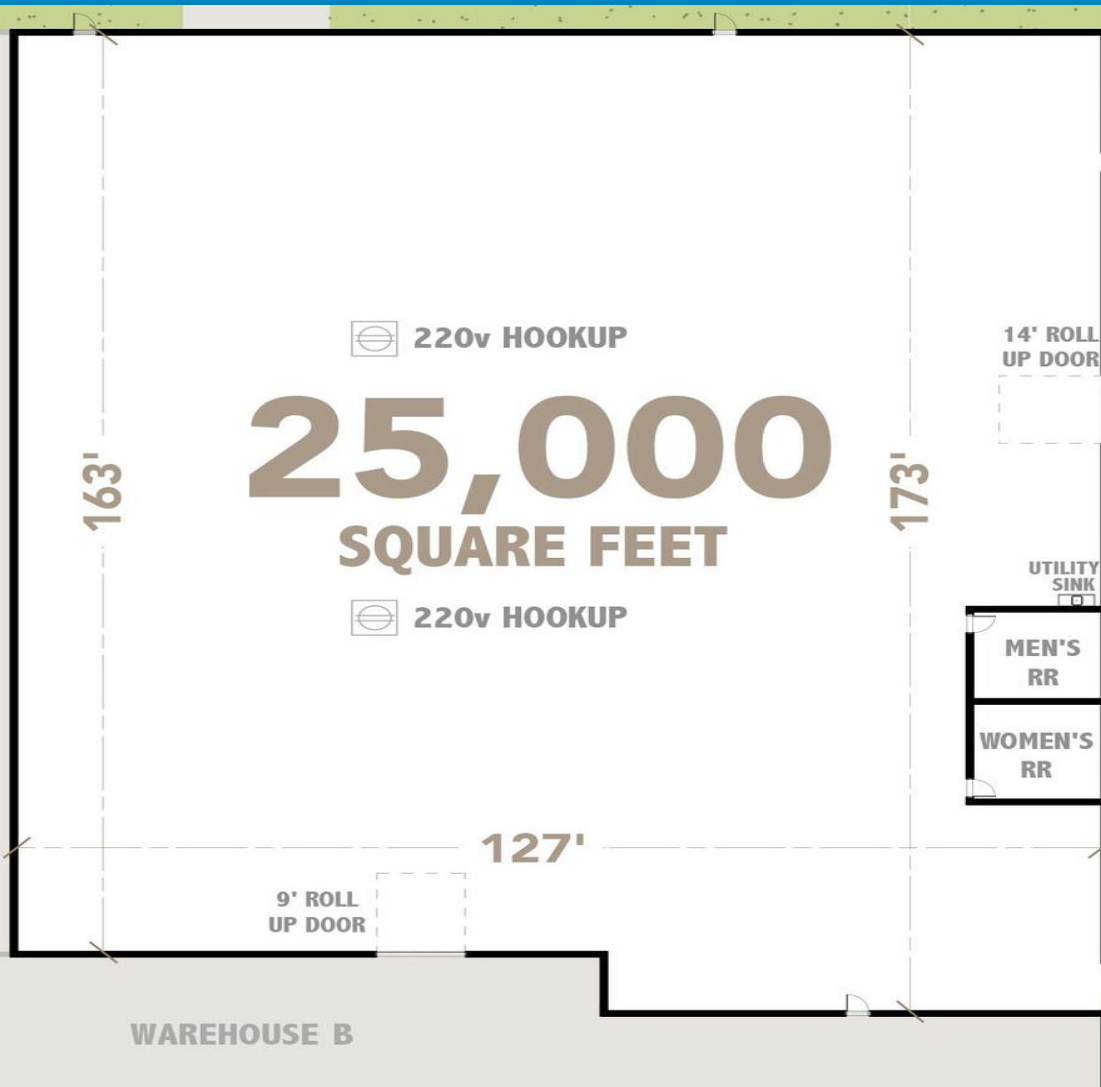
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