



# ***233 Newton St***

81,559 SF Class B Industrial

# ***233 Newton Street, New Orleans***

80,000 SF Premier Production Campus & Modern Fulfillment Center 233 Newton Street offers a rare, high-volume creative and industrial footprint just minutes from the New Orleans CBD. Formerly a flagship film and event studio, this 80,000 SF facility is now available for lease, providing a "plug-and-play" environment for high-end production, large-scale events, or high-density 3PL and fulfillment operations. It's proximity to neighborhoods makes it a good candidate for child entertainment such as an indoor trampoline park or laser tag and VR experiences.



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# ***Lease Overview***

## **Total Available Space**

- 4,300 – 81,559 sf
- Pricing from \$5 - \$15/sf
- Flexible lease terms and options available (NNN or Modified Gross) to suit tenant.
- Available for immediate occupancy.



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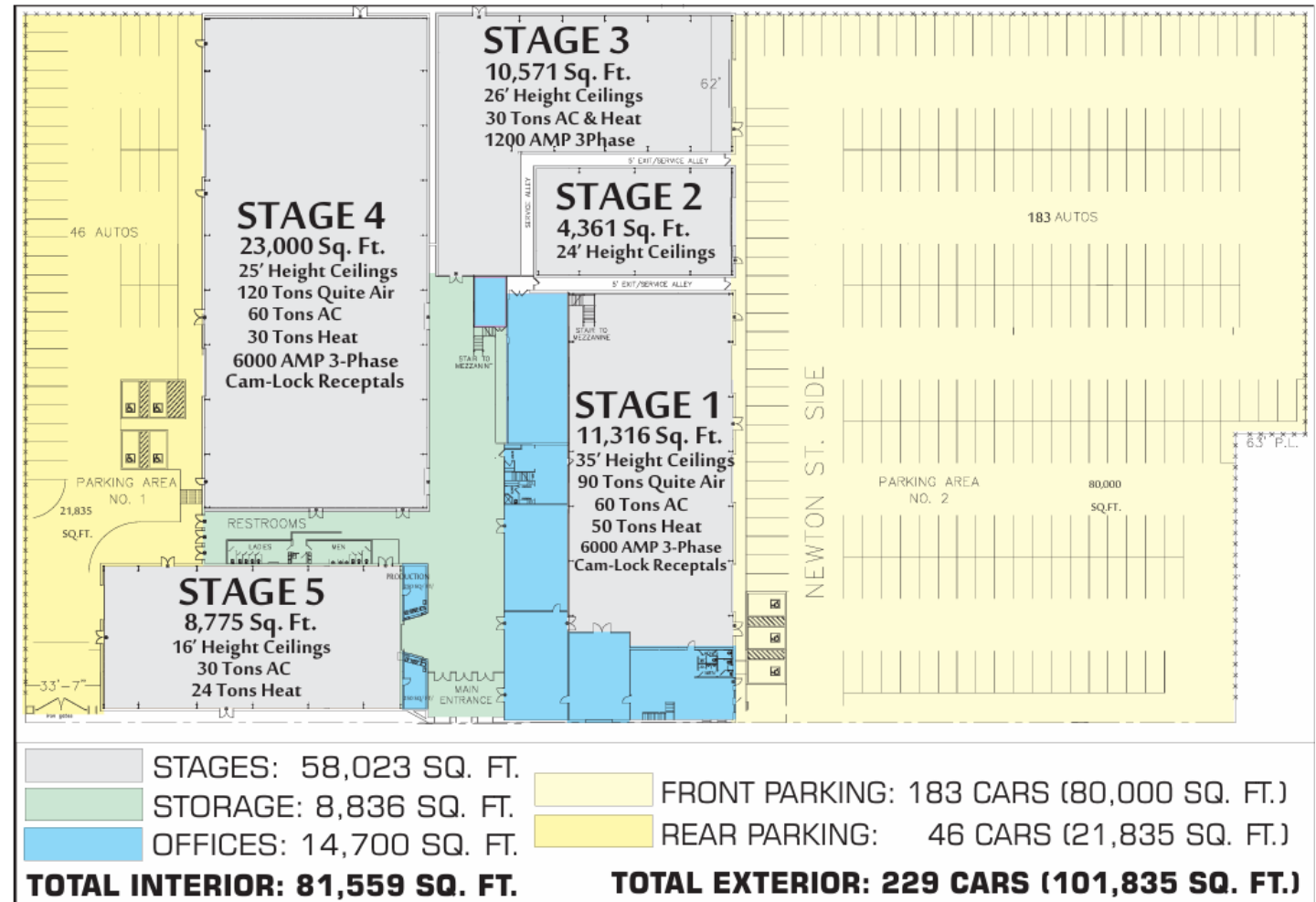
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# Facility Highlights

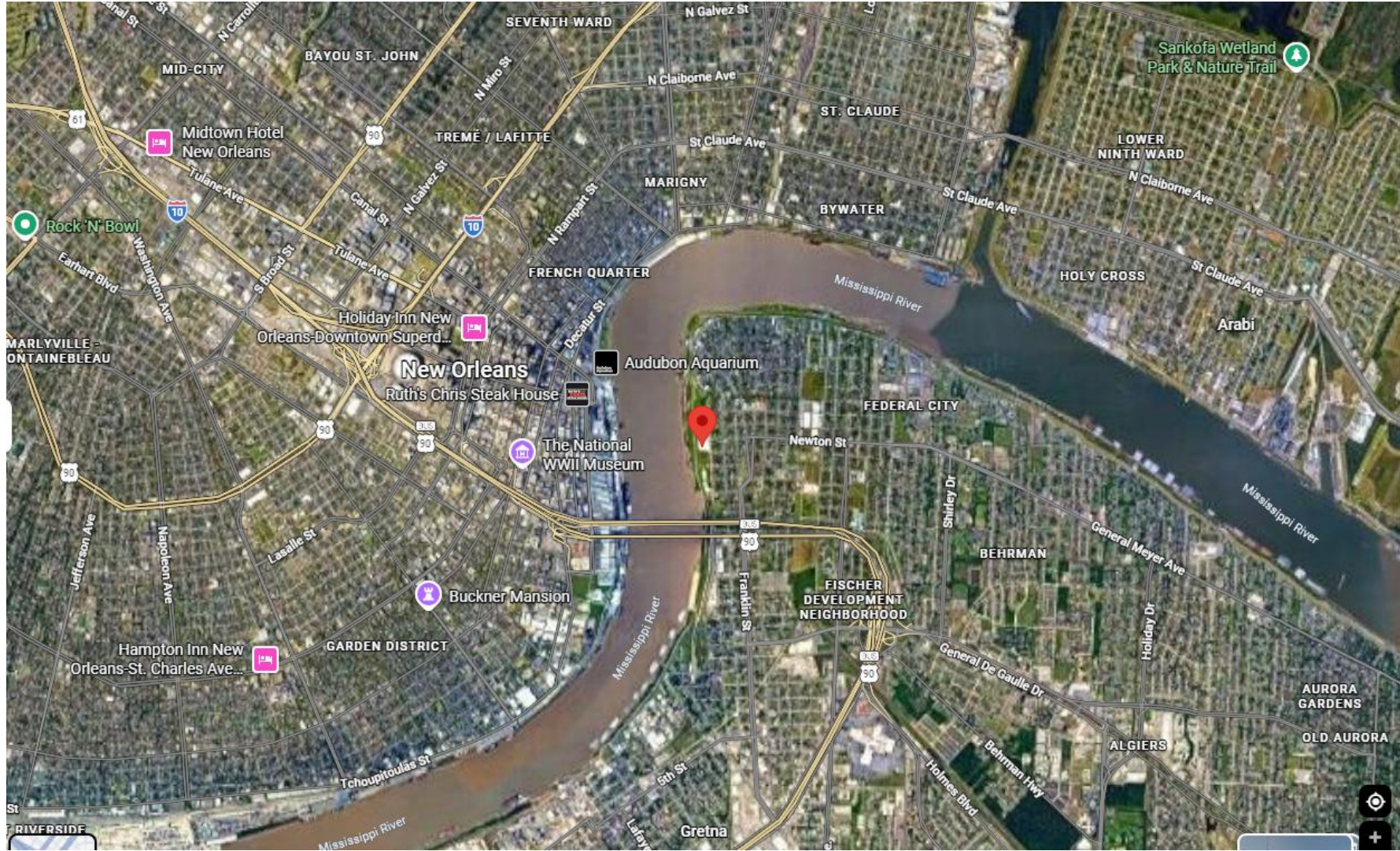
- 6 Adaptable Clear-Span Spaces featuring sound-attenuation, full climate control and clear heights from 16' to 35'
- Professional Office Suites fully built-out administrative wing ready for staffing
- On-Site Residential Suite living quarters with private bath, ideal for 24/7 security or overnight staffing
- Two Parking Lots/Yards for storage, accommodating over 200 cars



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# Location



- Strategically located in Algiers Point with rail access and river frontage. Direct access to HWY 90, I-10, and the Port of New Orleans.



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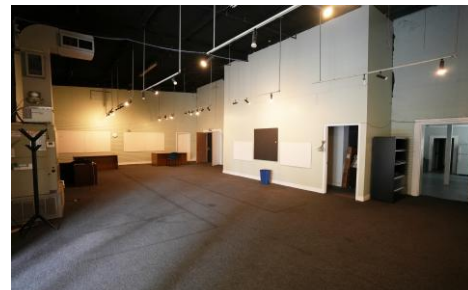
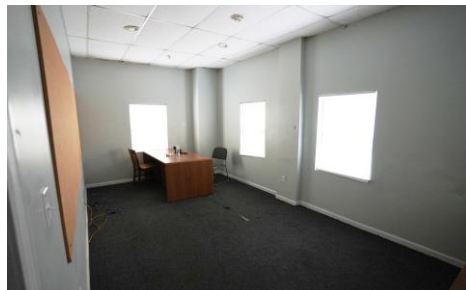
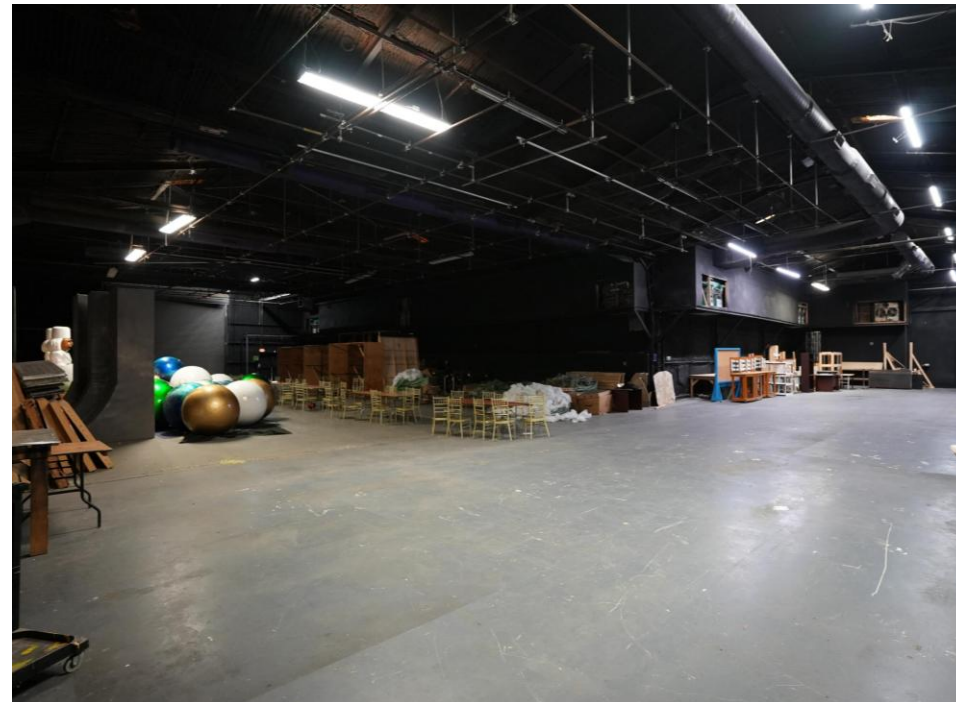
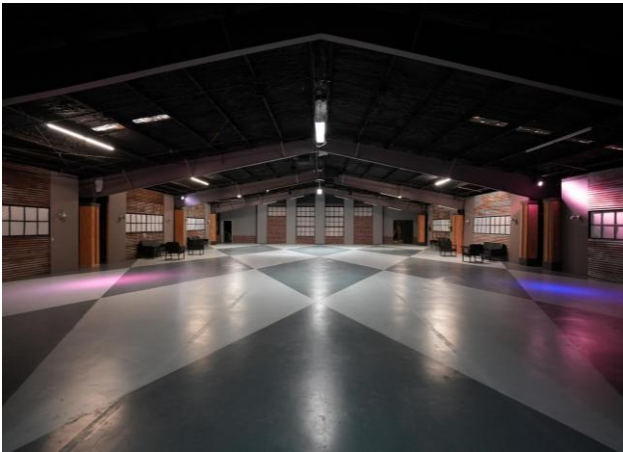
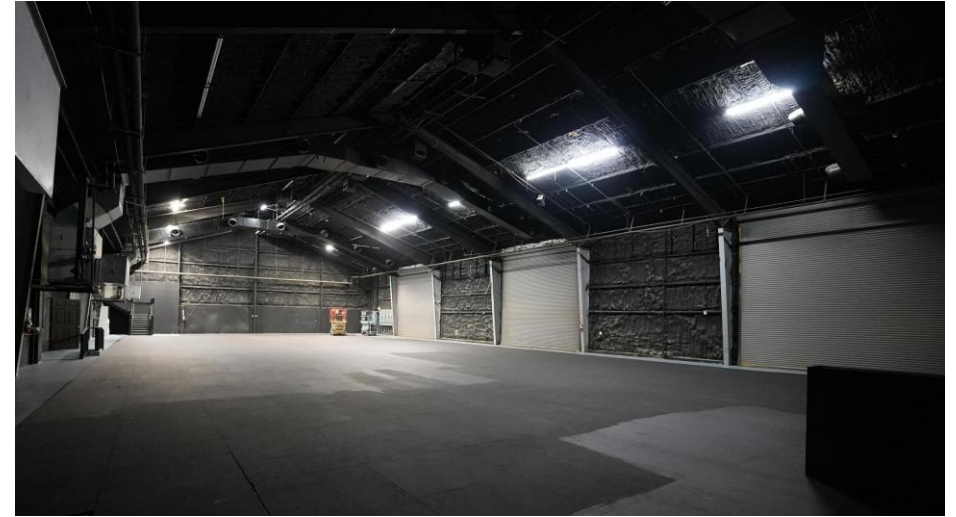
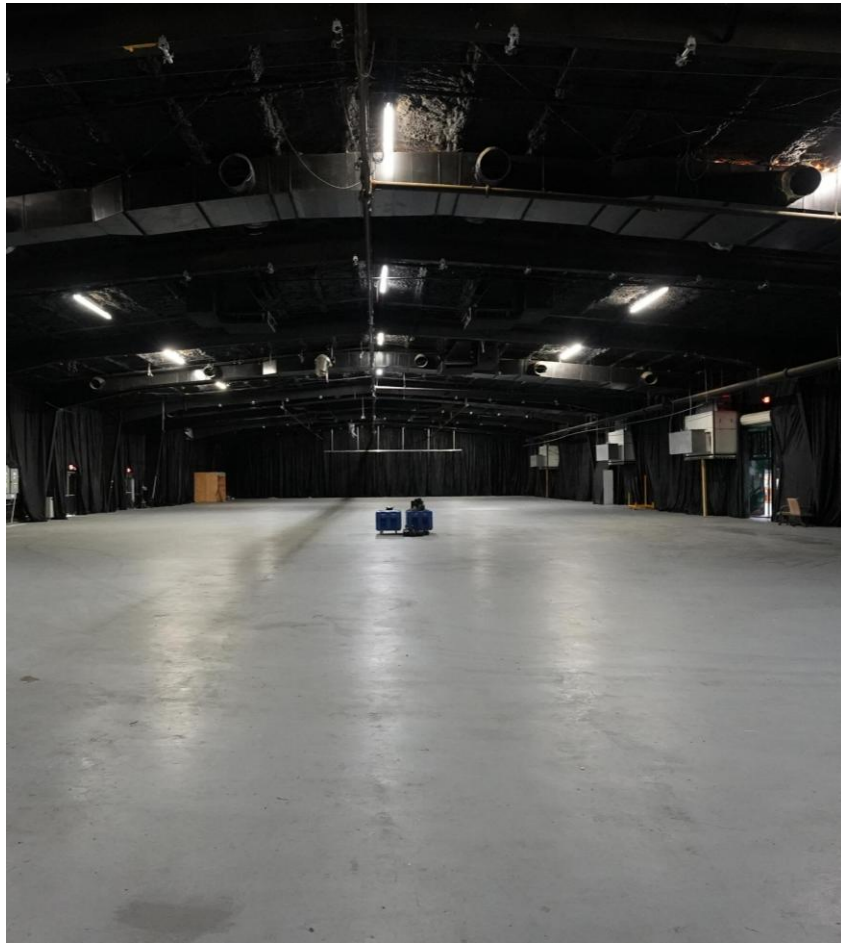
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# Interior Warehouse Spaces



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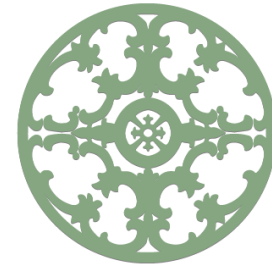


# ***Exterior Utilities***



# *Contact us*

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