

2009 S. Hullen Street Metairie, LA 70001

FOR LEASE

**OFFICE / SHOWROOM / WAREHOUSE WITH
LAY DOWN YARD FOR LEASE**



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ADDRESS:	2009 S. Hullen Street Metairie, LA 70001
LEASE RENT:	\$11,000.00 per month, NNN. The NNN charges are \$1,859.82 per month
BUILDING SIZE:	11,139 square feet with 1,500 square feet of showroom / office
LAND AREA:	39,711 square feet The fenced yard is approximately 28,000 square feet
ZONING:	IL - Light Industrial District
LOADING DOORS:	2 ground level doors 14' x 14' & 10' (W) x 8' (H)
CEILING HEIGHTS:	The clear heights range from 24 feet to 34 feet and the clear height is 10 feet in the small section of the warehouse
COMMENTS:	This expansive warehouse, encompassing 11,139 square feet, features a 1,500 square foot office/showroom space, providing a functional blend of commercial and operational areas. Situated on a land area of 39,711 square feet, the property offers ample room for various business activities. The fenced yard is approximately 28,000 square feet which provides generous outdoor space for storage, loading, or additional operations. This property is located off of Shrewsbury and Airline Drive.

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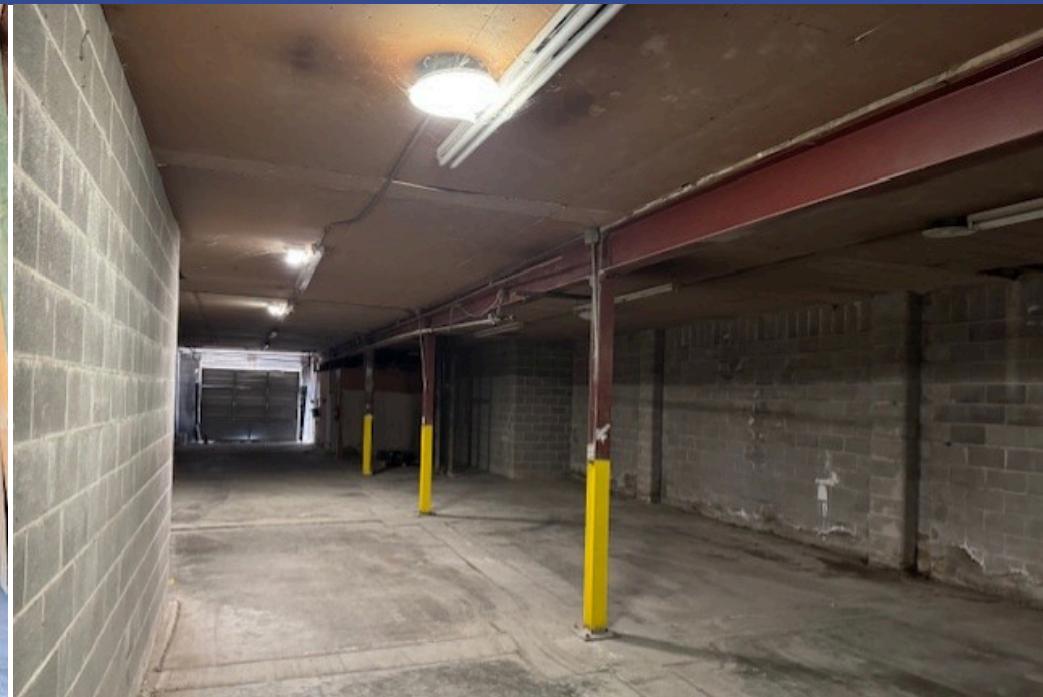
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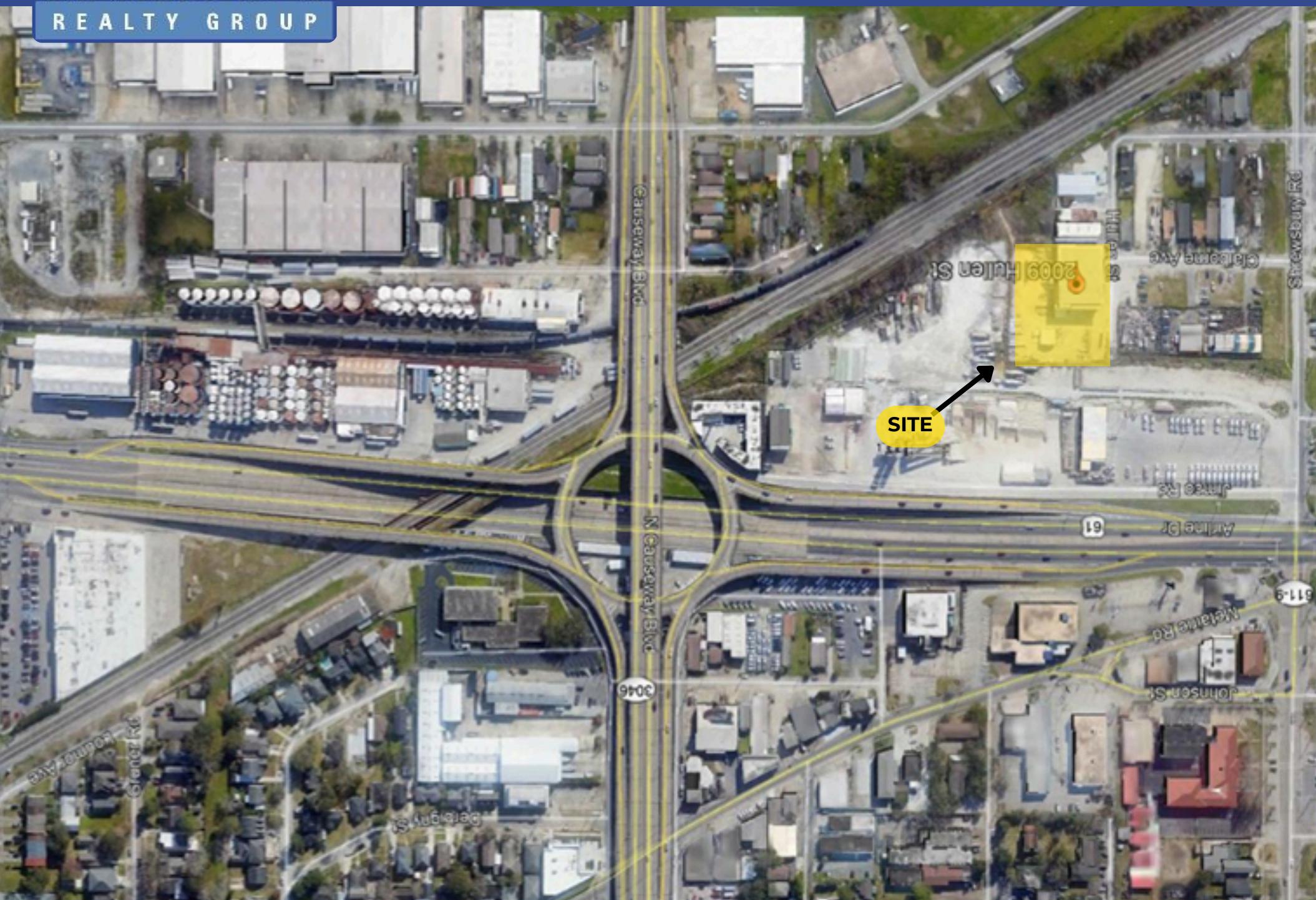
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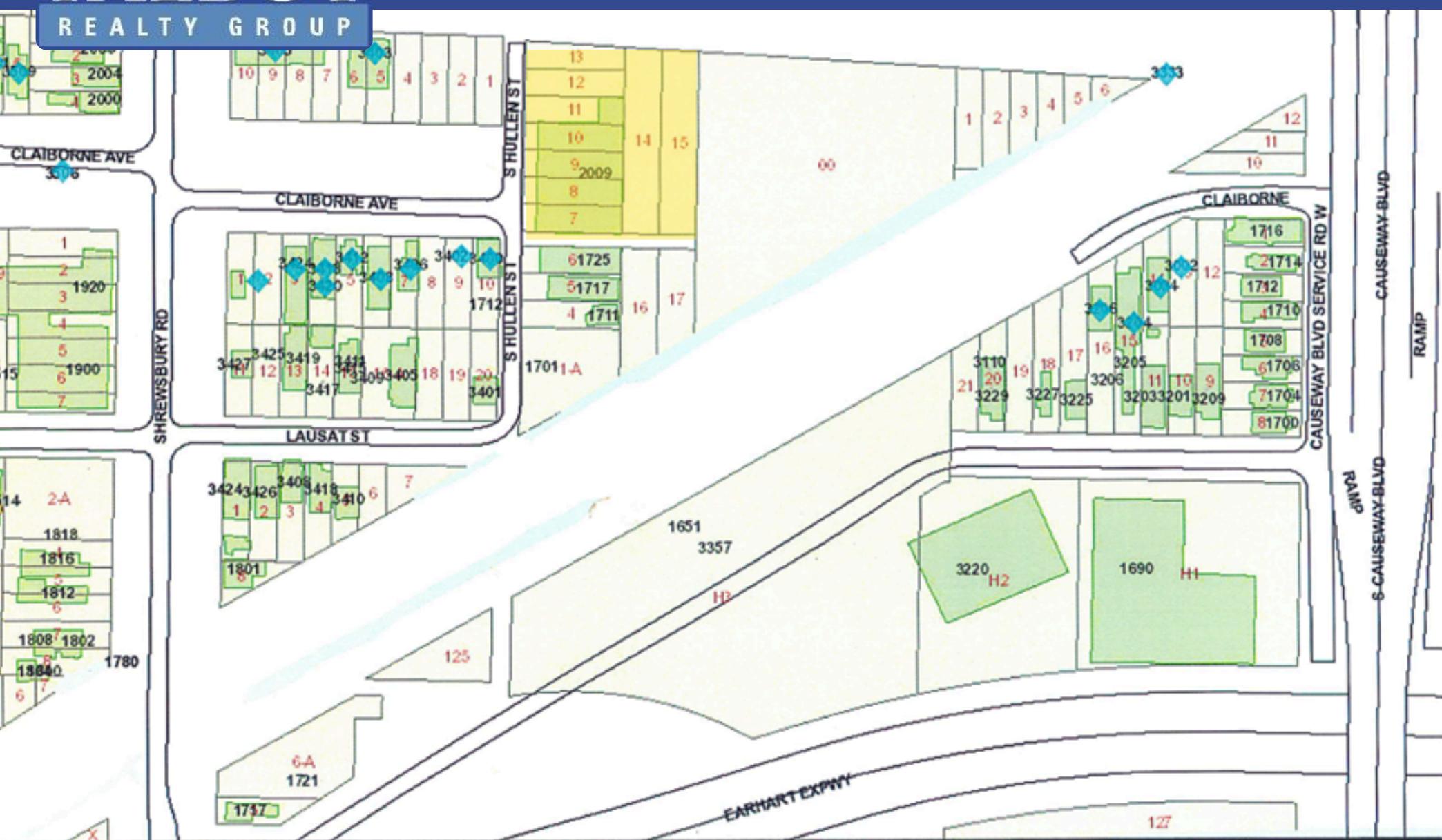






TALBOT REALTY GROUP

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1 inch = 151 feet
0 80 160 240 320
Feet