



OFFICE / WAREHOUSE SUITE FOR LEASE

940 INDUSTRY ROAD | KENNER, LA

BUILDING B SUITE #7



BUILDING DESCRIPTION

Suite #7: Located in close proximity to New Orleans International Airport this 12,000 sq. ft. office/warehouse suite includes approx. 1,000 sq. ft. office space. Construction is steel frame with insulated metal roof and metal clad and concrete walls. Space forms a portion of a larger distribution facility.

LOADING

(3) dock height doors, one of which has a ramp for ground level access.

EAVE

24' +/-

ADDITIONAL

- Sprinklered
- Enterprise Zone Status - possible tax benefits through job creation, etc.

AVAILABLE

September 30, 2026 (possibly sooner)

LEASE RATE

\$4,750 per month, net (\$4.75 psf)

Max J. Derbes, Inc.
REALTORS ■

CONTACT
BEN DERBES, CCIM
OWNER/AGENT

OFFICE 504.733.6703
ben@maxderbes.com

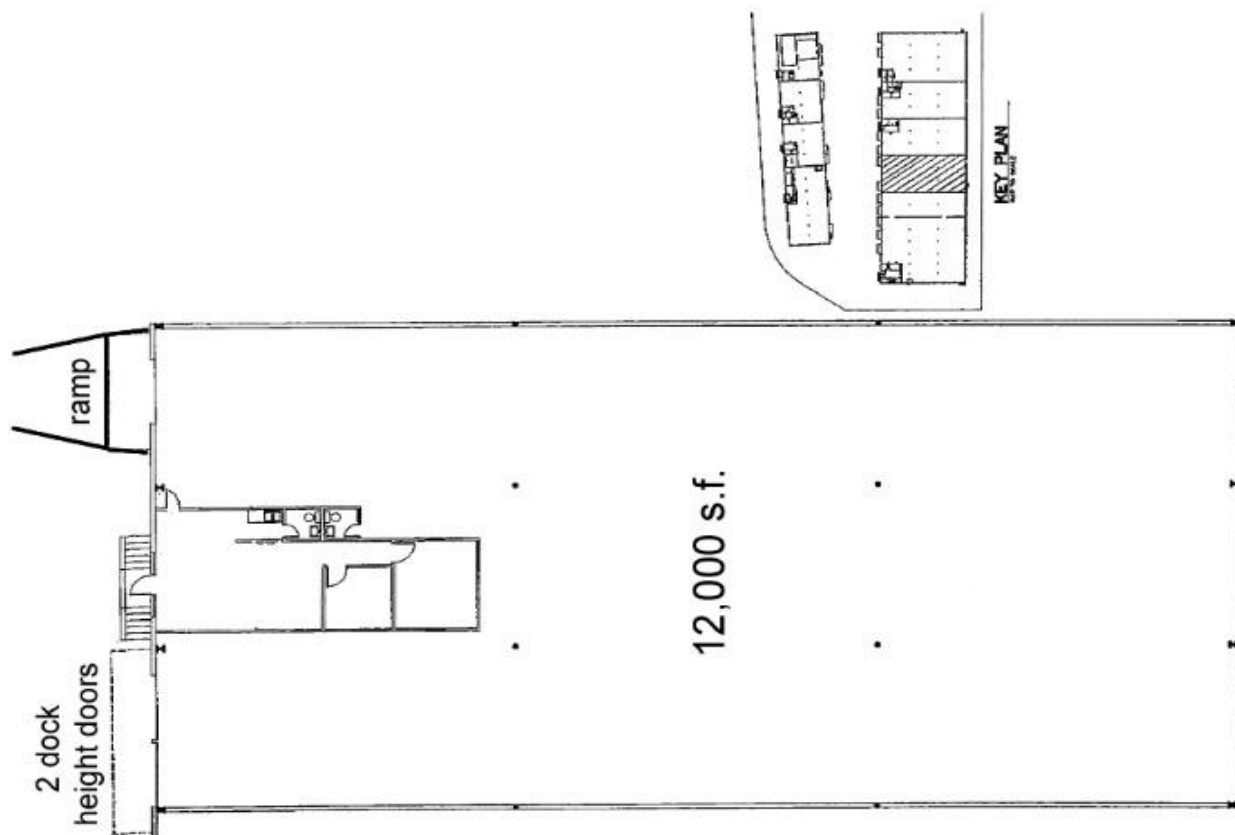
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5440 Mounes Street, Ste 100
New Orleans, LA 70123





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BUILDING B #7 FLOORPLAN



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