

1000 Edwards Avenue Elmwood, LA

INDUSTRIAL PROPERTY FOR LEASE

Jordan Johnson | 504.525.1410 | jjohnson@beaubox.com
Will Adams, CCIM | 225.237.3343 | wadams@beaubox.com



PROPERTY SUMMARY



Location Description

1000 Edwards Ave. offers an approximately 85,850 SF industrial facility in the established Elmwood industrial corridor of Jefferson Parish. The property includes 77,600 SF of warehouse area and approximately 7,750 SF of office/support space, with 2,000 SF of conditioned space on the first floor and 5,750 SF of finished office on the second floor.

The facility features 9 dock-high loading doors and 20' eave height. Additional improvements include dual 3-phase, 800-amp electrical service, sprinkler updates, recent roof coating, and approximately 30 marked parking spaces.

The property provides convenient access via Clearview, Earhart, Jefferson, and Airline, with regional connectivity supported by I-10 (3.5 miles), I-55 (21 miles), and I-59 (41 miles). Ideal for manufacturing, warehousing, assembly, distribution, or other industrial users seeking a functional Elmwood location.

Offering Summary

Lease Rate:	\$7.00/SF, NNN
Available SF:	85,350 SF
Warehouse:	77,600 SF
Office:	7,750 SF

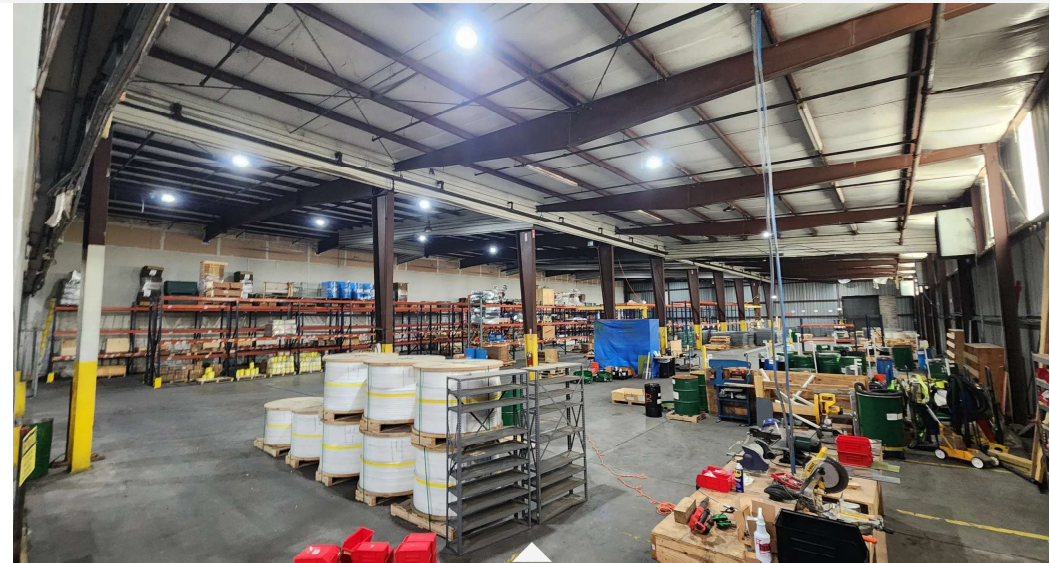
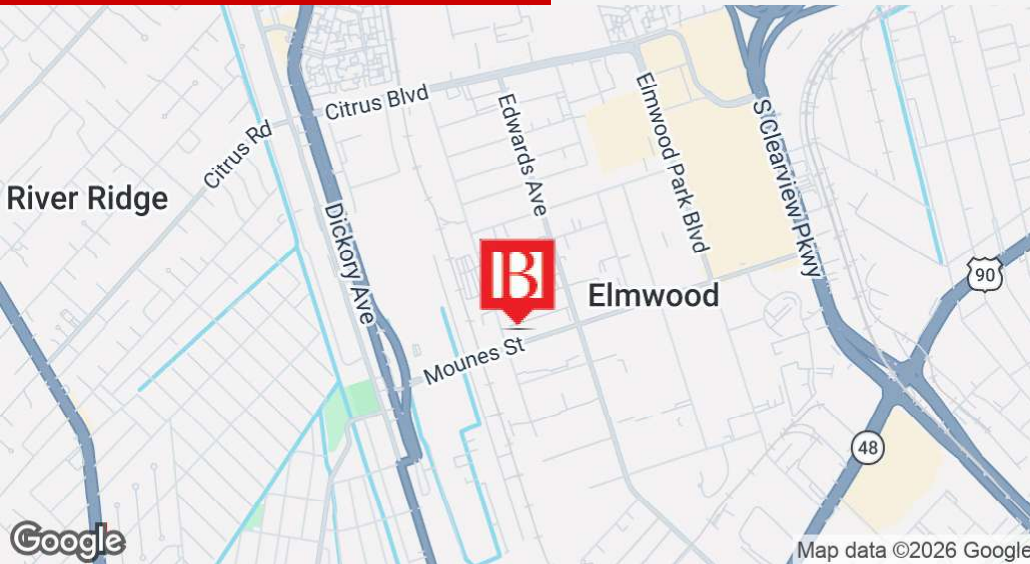
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PROPERTY DETAILS & HIGHLIGHTS



- Total building area: 85,350 SF
 - Warehouse area: 77,600 SF
 - Office / support area: Approx. 7,750 SF total
 - 5,750 SF finished space on the second floor
 - 2,000 SF on the first floor
- Loading: 9 dock-high doors (9' x 9')
- Clear / eave heights:
 - 20' eave height (19' clear at eave)
 - 24' clear height at center
- Power: Two connections - Both are 3-phase, 800-amp electrical service connections
- Fire protection: New sprinkler heads installed approximately 2 years ago
- Roof coating applied approximately 2.5 years ago
- Parking: 30 marked parking spaces

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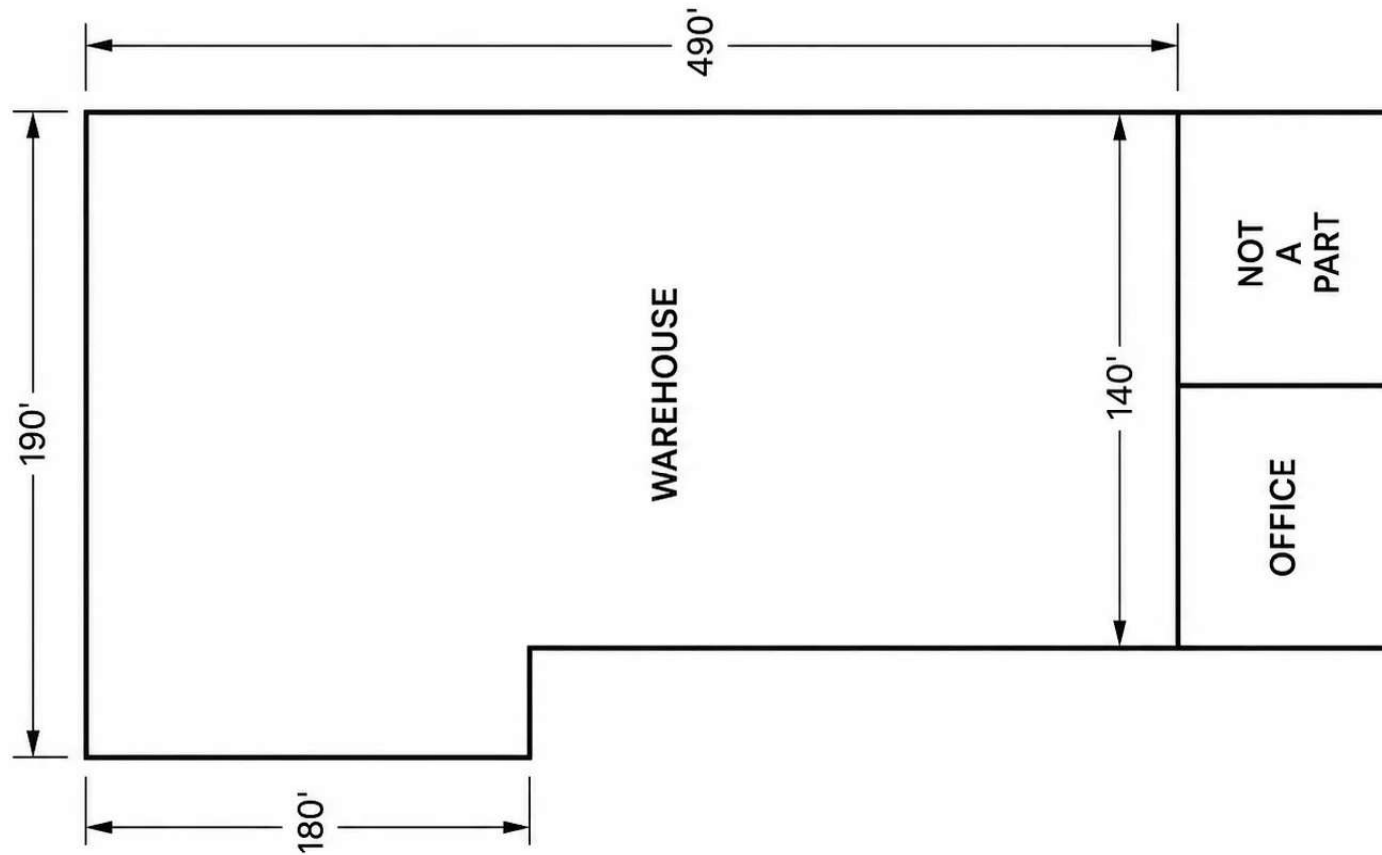
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FLOOR PLANS



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Elmwood, LA 70123

AERIALS



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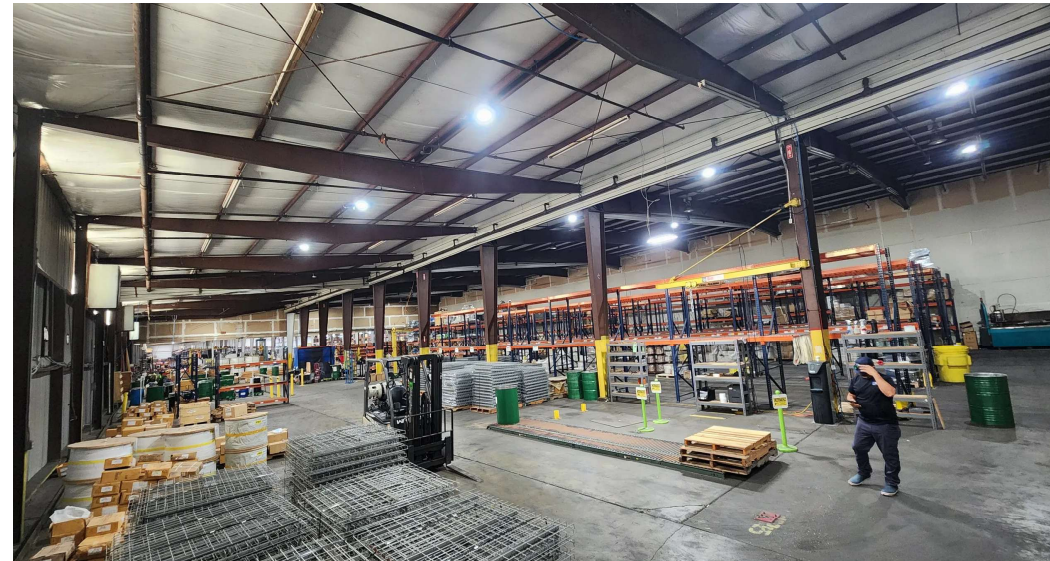
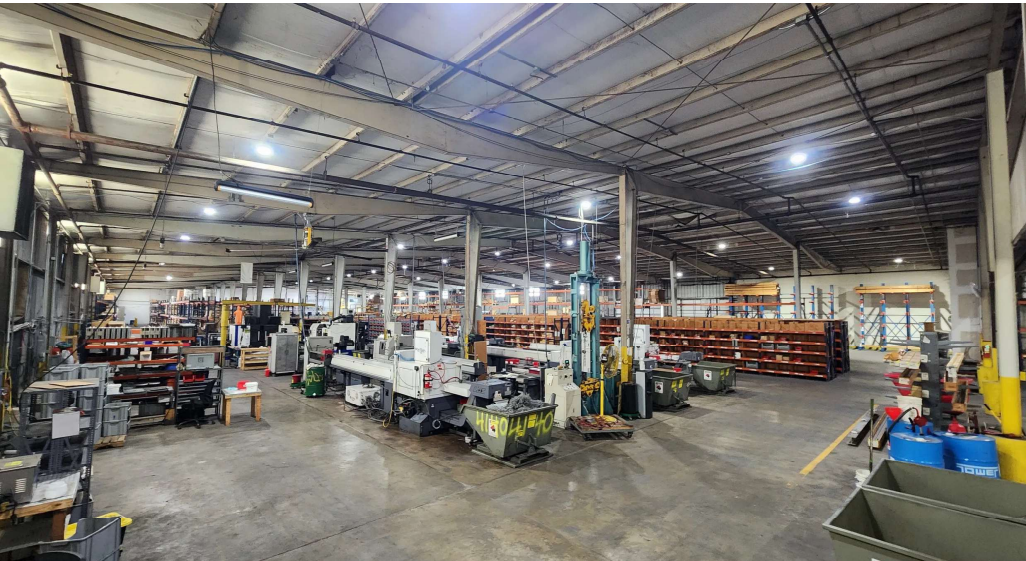
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WAREHOUSE PHOTOS



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OFFICE PHOTOS



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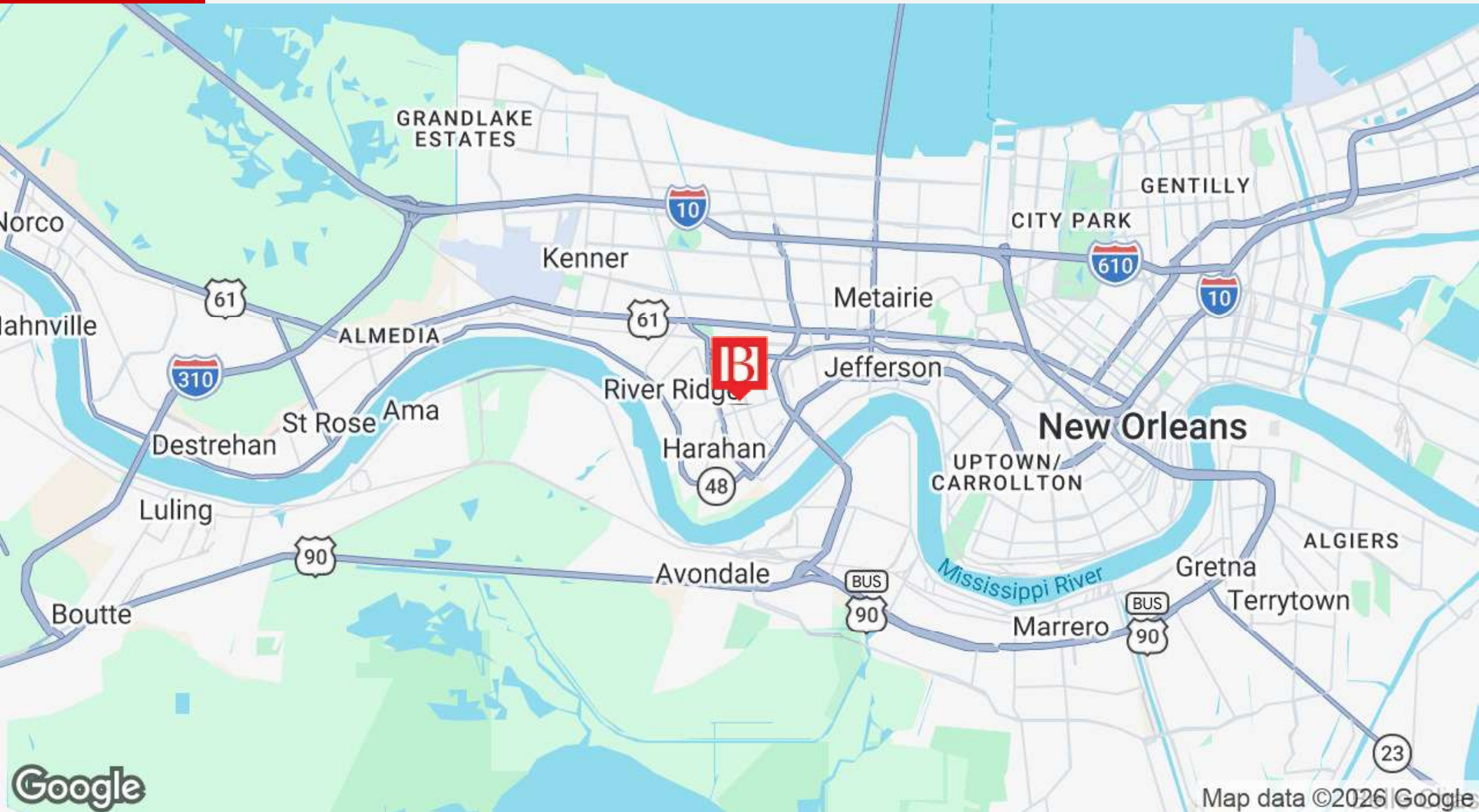
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LOCATION MAP



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MEET THE TEAM



Jordan Johnson

Associate Broker

Direct: 504.525.1410 **Cell:** 504.265.2000
jjohnson@beaubox.com



Will Adams, CCIM

Commercial Agent

Direct: 225.237.3343 **Cell:** 225.953.9455
wadams@beaubox.com

LA #73158

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