



## SMALL METAIRIE WAREHOUSE FOR LEASE

2416 HICKORY AVENUE | METAIRIE, LA



<b>LOCATION</b>	Two blocks below Airline Drive, across from LaSalle Park, just off Dickory Avenue
<b>BUILDING</b>	An approximate 6,000 square foot, measuring (60' x 100') ground level, clear-span commercial building with small office, front overhead door
<b>SITE</b>	Approximately 7,500 SF, designated as Lot 21, Soniat Plantation, Jefferson Parish, LA
<b>ZONING</b>	IL- Light Industrial uses

<b>FEATURES</b>	Clear-span frame (no post) Great access via Dickory Ave., Airline Drive, Earhart Expressway Single tenant building Parking in front
<b>AVAILABLE</b>	May 1, 2025
<b>RENTAL</b>	\$3,500 per month, net. Net expenses are approximately \$547.00 per month

Max J. Derbes, Inc.  
REALTORS ■

**CONTACT**  
KEITH G. HENRY, SIOR

**OFFICE** 504.733.2299  
keith@maxderbes.com

Max J. Derbes, Inc.  
5440 Mounes Street, Ste 100  
New Orleans, LA 70123

