



INDUSTRIAL PROPERTY FOR LEASE

4118 Martin Luther King Junior Boulevard

New Orleans, LA 70125

Presented By:

Daniel V. Marse, CCIM

Commercial Sales & Leasing

504.812.2388

dvmarse@rampartcre.com

Nicholas LaHaye

Commercial Sales & Leasing

601.916.5580

nlahaye@rampartcre.com



PROPERTY DESCRIPTION

Introducing 4118 Martin Luther King Junior Boulevard, a distinguished commercial property offering 2,109 square feet of versatile space for lease in New Orleans, LA. This impressive warehouse boasts 23-foot high ceilings, two overhead doors, 3 phase power, and two one-ton jib cranes, providing exceptional functionality for industrial operations. The fully insulated interior, complete with a restroom featuring a shower, ensures comfort and convenience. The property is fully fenced and gated.

PROPERTY HIGHLIGHTS

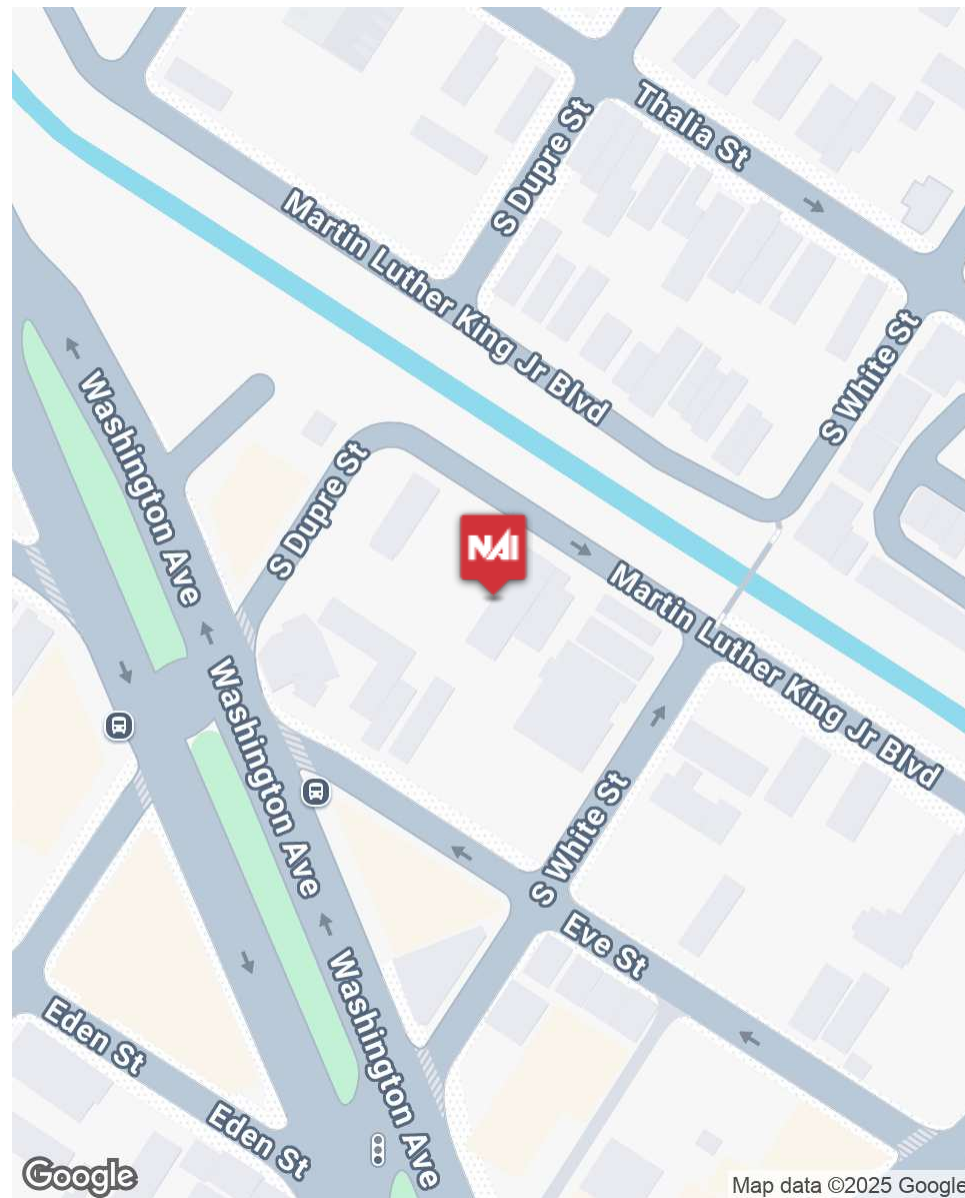
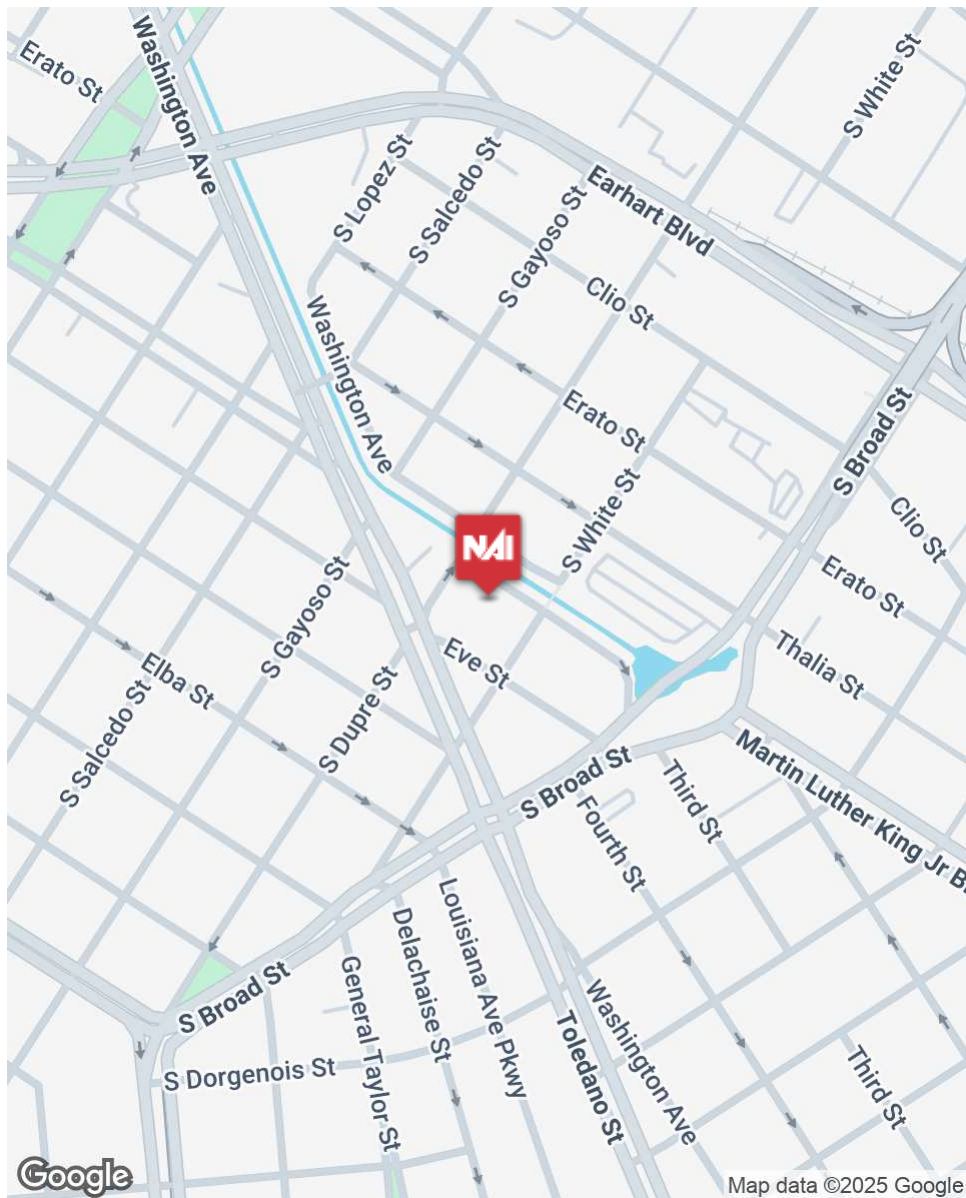
- 2,109 sf
- 23' eave
- Two overhead doors
- 3 phase power
- Two, one-ton jib cranes
- Fully insulated warehouse

OFFERING SUMMARY

Lease Rate:	\$2,000/month + NNN
Available SF:	2,109 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	389	2,399	9,417
Total Population	1,011	5,811	24,332
Average HH Income	\$54,151	\$69,608	\$73,199

INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



For More Information:

Daniel V. Marse, CCIM

Commercial Sales & Leasing
504.812.2388
dvmarse@rampartcre.com

Nicholas LaHaye

Commercial Sales & Leasing
601.916.5580
nlahaye@rampartcre.com

NAL Rampart

430 Notre Dame Street
New Orleans, LA 70130

www.rampartcre.com