

WAREHOUSE FOR LEASE

PROPERTY SUMMARY

Prime industrial-zoned warehouse office building just off Veterans Memorial Blvd., in Kenner, LA. The property is strategically located with fast, easy access to Interstate 10 and just minutes from New Orleans International Airport. It is perfect for contractors and industrial service providers seeking a central hub for operations in the New Orleans MSA.

The building contains approximately 33,525 total square feet, with versatile warehouse space, complete with 3 secure fenced yards.

PROPERTY FEATURES

- Total Building Size: 33,525 SF
- Situated on 1.7 acres of land
- 3,310 SF of office
- 90% warehouse: 10% office
- (16) grade-level doors of various sizes
- Mechanic shop
- Tool Room
- Mezzanine storage
- Eave heights vary throughout
- (3) fenced laydown yard/loading areas

LEASE DETAILS

- \$6.00 PSF / Annual NNN
- Estimated nets: \$2.35/SF/YR
- Warehouse is being cleared and should be complete in the next 30-60 days.
- Please **do not disturb current tenant** and schedule all tours through the listing agent.

WAREHOUSE DETAILS

Warehouse 1

- Air-Conditioned
- 3,130 SF office
- Clear height 20' at center
- 15' eave
- (1) 1-ton crane

Warehouse 2

- 18' clear height,
- (1) 3-ton crane,
- (2) 12'X20' rolling doors

Warehouse 3

- 11'-17' clear height,
- (1) 2-ton crane
- (1) 1-ton crane
- (4) 12'X12' roll-up doors



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KENNER WAREHOUSE NEAR I-10

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