

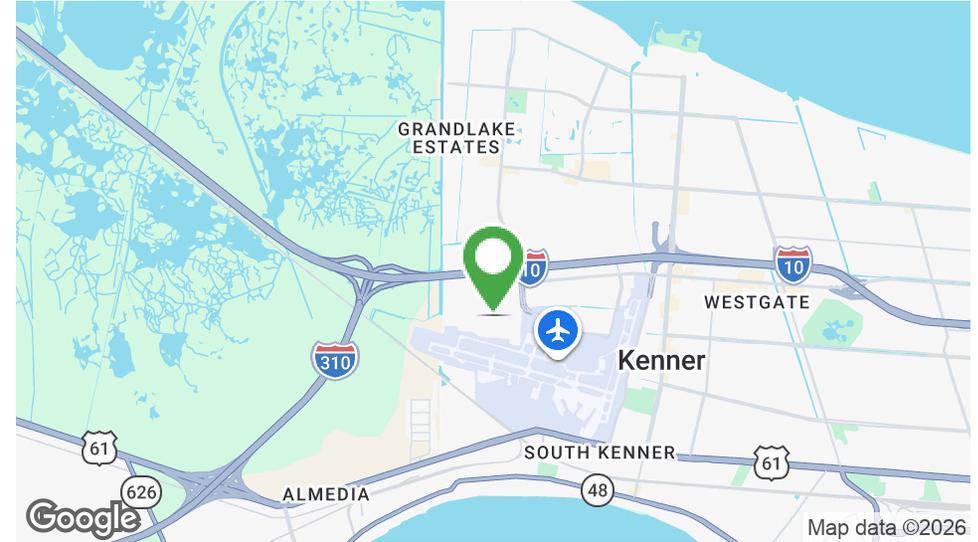


WAREHOUSE SPACE IN KENNER FOR LEASE

112 23rd Street, Kenner, LA 70062

MATT EATON, CCIM • PARTNER
OFFICE: 504.414.0703
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MARTIN O. MILLER III, CCIM, SIOR • PARTNER
OFFICE: 504.414.0703
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momiller@ccim.net



PROPERTY DESCRIPTION

This ±6,000 SF warehouse with office space is conveniently located near I-10 and Louis Armstrong New Orleans International Airport, offering excellent access for distribution, storage, or light industrial users. The property features off-street parking, a roll-up door with truck access, and generous ceiling heights suitable for a variety of industrial operations. Situated among established industrial users, the site provides a functional layout in a proven industrial corridor ideal for logistics, service, or warehouse tenants.

OFFERING SUMMARY

Lease Rate:	\$4,000.00 per month (NNN)
Available SF:	6,000 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	24,539	55,498	157,501
Total Population	64,215	139,802	380,019
Average HH Income	\$79,220	\$90,899	\$95,832

INDUSTRIAL PROPERTY FOR LEASE

PROPERTY SUMMARY

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com



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ADDITIONAL PHOTOS

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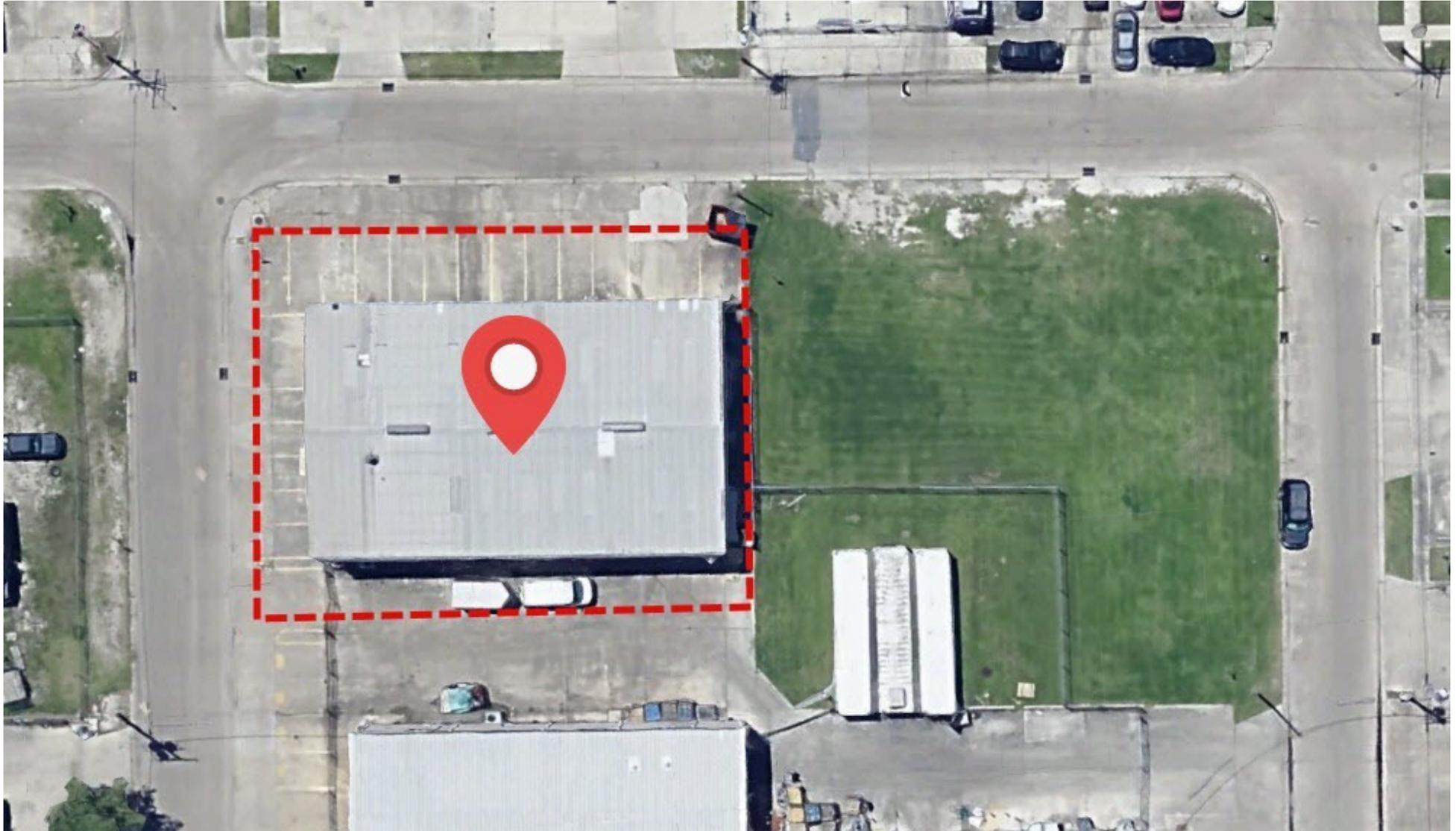
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AERIAL



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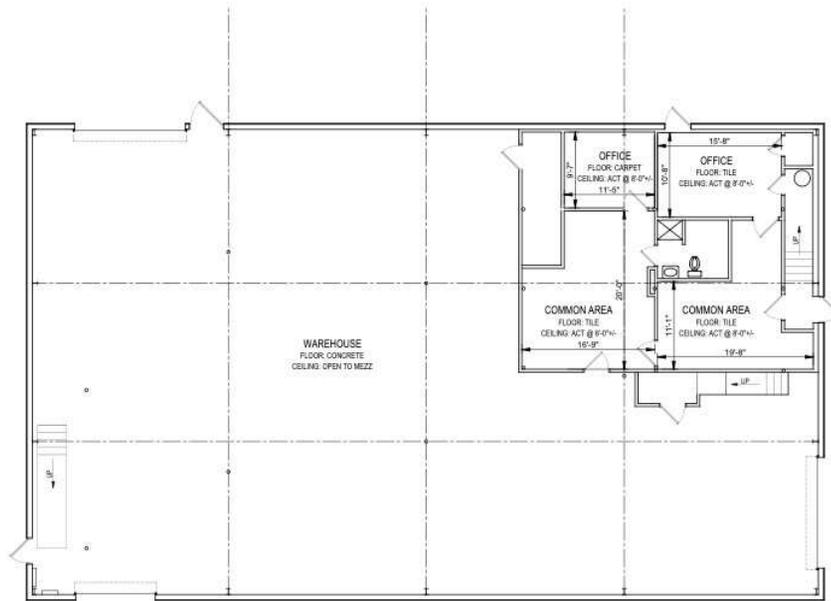


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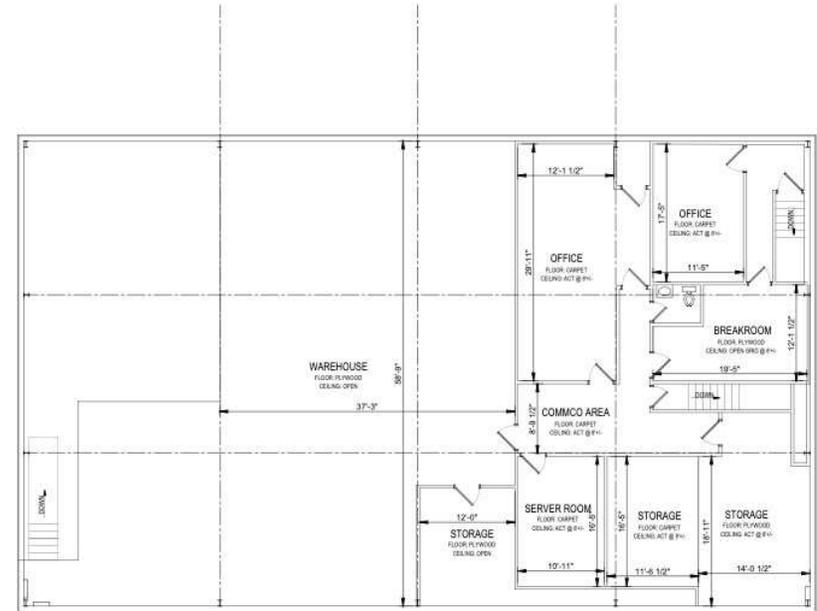
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 **FIRST FLOOR PLAN**
SCALE: 1/8"=1'-0"



 **SECOND FLOOR PLAN**
SCALE: 1/8"=1'-0"

INDUSTRIAL PROPERTY FOR LEASE

FLOOR PLAN

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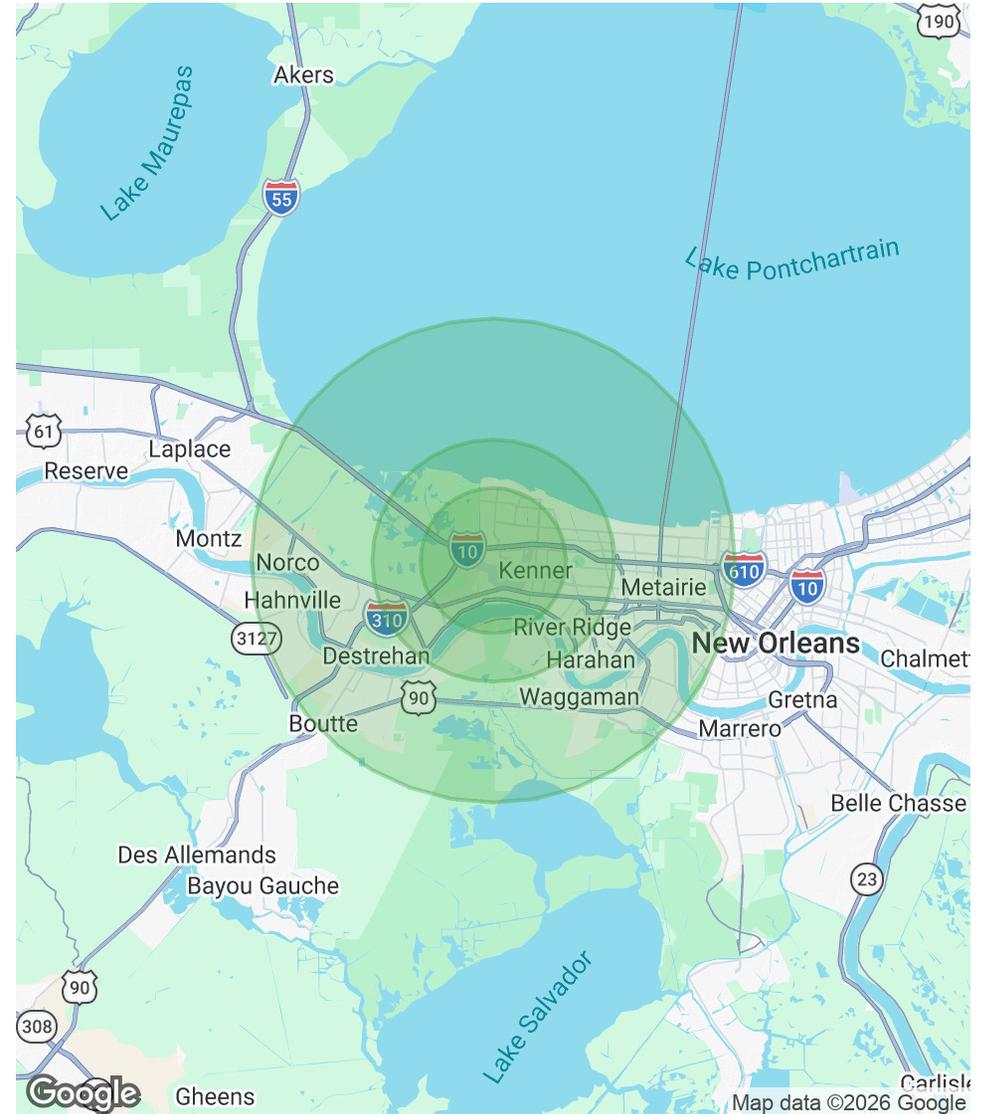
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	64,215	139,802	380,019
Average Age	41	42	41
Average Age (Male)	39	40	40
Average Age (Female)	42	43	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	24,539	55,498	157,501
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$79,220	\$90,899	\$95,832
Average House Value	\$241,120	\$276,828	\$354,685

Demographics data derived from AlphaMap



INDUSTRIAL PROPERTY FOR LEASE

DEMOGRAPHICS MAP & REPORT



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