

SMALL FREE STANDING OFFICE WAREHOUSE FOR LEASE

126 INDUSTRIAL AVENUE | JEFFERSON, LA



DESCRIPTION

Free standing **7,500 sq. ft.** (50' wide x 150' deep) including 875 sq. ft. +/- of air-conditioned office. Clearspan (20' side eave) ground level warehouse building with metal and concrete block walls and insulated metal roof. Equipped with three (3) 12'x12' and one (1) 8'x10' ground level overhead doors and a large ventilation fan. Additional **504 sq. ft.** auxiliary storage building (24' wide x 21' deep) with two (2) overhead doors on rear property line.

LOT SIZE

70' wide x 225' +/- deep (lot includes fenced and concreted side driveway for access to rear building or rear overhead doors of main building)

ZONING

M-2, Industrial District

ADDITIONAL

- * Two (2) "Big Ass" Fans in warehouse area
- * LED warehouse lighting
- * Owner plans to paint building exterior, upgrade interior lighting, repair exterior gutters and overhead doors

AVAILABLE

Upon written lease termination with current tenant

RENTAL RATE

\$5,000.00 per month, net of real estate taxes, building insurance and flood insurance

Max J. Derbes, Inc.
REALTORS ■

CONTACT
DAVID QUINN, SIOR
OWNER/AGENT

OFFICE 504.236.7672
david@maxderbes.com

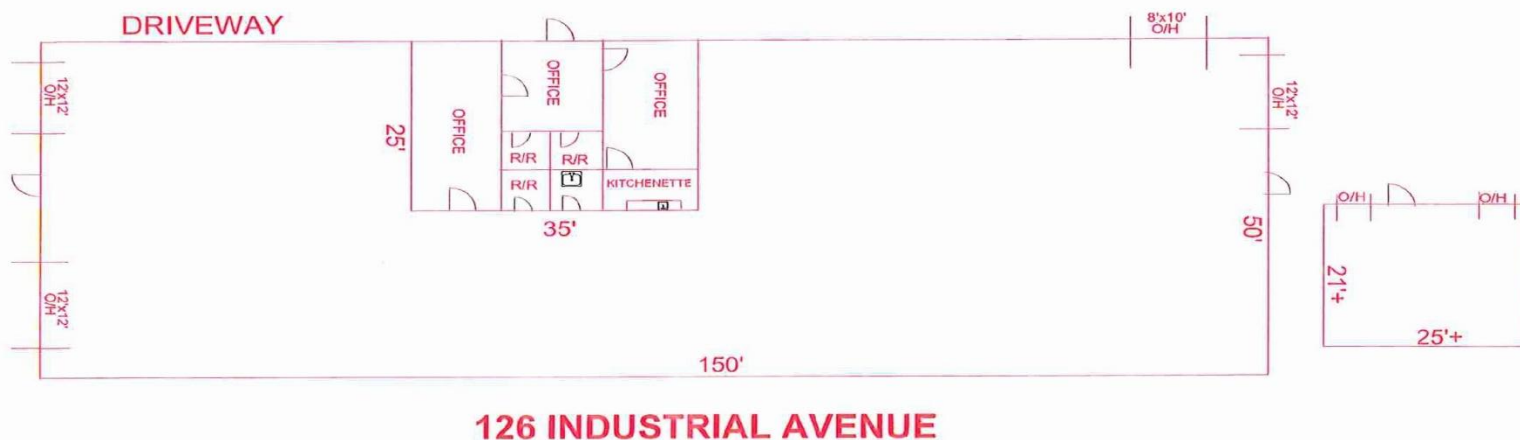
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New Orleans, LA 70123





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