



# ELMWOOD DISTRIBUTION SPACE WITH ACREAGE FOR LEASE

1000 ELMWOOD PARK BOULEVARD UNIT C | JEFFERSON, LA



<b>BUILDING AREA</b>	58,524 sq. ft. dock height distribution space (225' x 260')
<b>OFFICE AREA</b>	400 square foot office area with two ADA bathrooms
<b>LOADING</b>	Dock height via 17 dock doors. Ramps can be installed to ground level.
<b>CEILING HEIGHT</b>	30' clear
<b>SPRINKLERS</b>	The building is fully sprinklered

<b>ZONING</b>	Industrial Mixed Use: I-MU
<b>YARD AREA</b>	There is 111,000 square feet of adjacent land available @ \$2.00 per sq. ft. per year (see attached site plan)
<b>PARKING</b>	20 spaces – potential for many more
<b>LEASE RATE</b>	\$7.95 per square foot on a net lease basis. Net expenses are currently \$1.99 per square foot

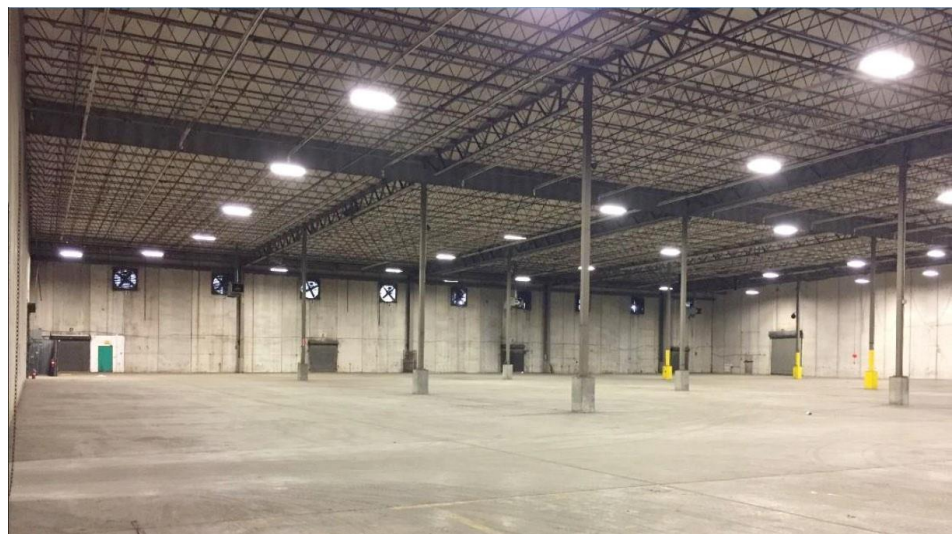
Max J. Derbes, Inc.  
REALTORS ■

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