

431 Manhattan Boulevard

Harvey, LA 70058

INDUSTRIAL SUBLEASE

Yard-intensive industrial facility
with flexible office, warehouse and
outdoor storage capacity.

Sublease Rate \$25,000/MO NNN
Sublease Expiration: 6/30/2043



CBRE

PROPERTY OVERVIEW

An operating platform built around the yard.

THE OPPORTUNITY

This industrial sublease offers approximately 22,492 SF of office and warehouse improvements on a 4.36-acre site, including approximately 3.84 acres of net lay-down yard. The property's multi-building configuration includes six warehouse components, two office components, four outdoor storage canopies, a washing module, and 15 grade-level doors, providing flexibility for storage, staging, loading, and day-to-day operations. An on-site 10-ton crane further supports equipment handling and other operational requirements. Offered at \$25,000 per month NNN, the property presents a functional solution for industrial users seeking office, warehouse, and substantial outdoor storage capacity in one location.



KEY HIGHLIGHTS

22,492 SF

TOTAL BUILDING AREA

4.36 AC

TOTAL SITE AREA

3.84 AC

NET LAY-DOWN YARD

15

GRADE LEVEL DOORS

5,600 SF

TOTAL OFFICE AREA

16,982 SF

TOTAL WAREHOUSE AREA

10 TON

ON-SITE CRANE

4

OUTDOOR STORAGE CANOPIES

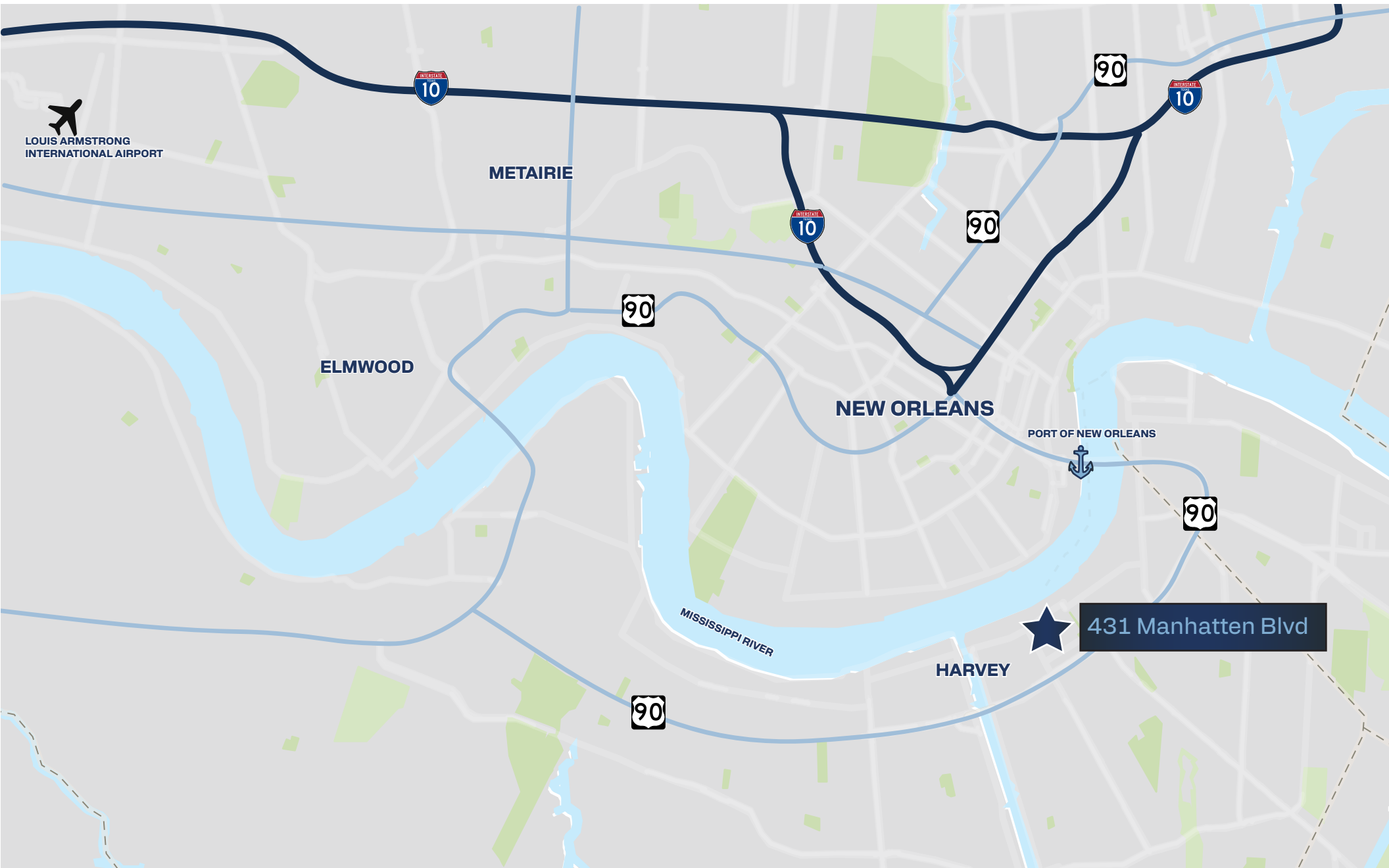
Multiple freestanding improvements support storage, staging and day-to-day industrial operations.

SITE PLAN



LOCATION OVERVIEW

Harvey, Louisiana | West Bank Industrial Positioning



IMAGERY



431 Manhattan Boulevard

Harvey, LA 70058

INDUSTRIAL SUBLEASE

Yard-intensive industrial facility
with flexible office, warehouse and
outdoor storage capacity.

Sublease Rate \$25,000/MO NNN
Sublease Expiration: 6/30/2043



CONTACT US

BRYCE FRENCH

Senior Vice President

+1 504 427 2090

bryce.french@cbre.com

JACK SIKORA

Senior Associate

+1 504 444 8936

jack.sikora@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE