



Each office independently owned and operated

FOR LEASE

INDUSTRIAL PROPERTY

801 EDWARDS AVE

HARAHAN, LA 70123

MAX JUGE - RE/MAX COMMERCIAL

3331 Severn Avenue | Suite 200

Metairie, LA 70002



PRESENTED BY:

MAX JUGE

Sales Associate

504.838.0001

LA #995716624

801 EDWARDS AVE

HARAHAN, LA 70123



PROPERTY DESCRIPTION

Now available for Sublease - 801 Edwards Ave. in Harahan, LA.

36,800 SF of 30' clear space warehouse space available until 9/30/2027.

2-ton bridge crane serves the double-wide dock high door in the front of the space. Roughly 2,000 SF office space in the front of the warehouse is in move-in ready condition. Laydown area available on the side of the building.

OFFERING SUMMARY

Lease Rate:	\$7.00 SF/yr (Gross)
Available SF:	36,800 SF
Office SF:	~2,000 SF
Clear Height:	Approx. 30'

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	2	284	2,852
Total Population	3	475	5,803
Average HH Income	\$99,854	\$99,854	\$90,377



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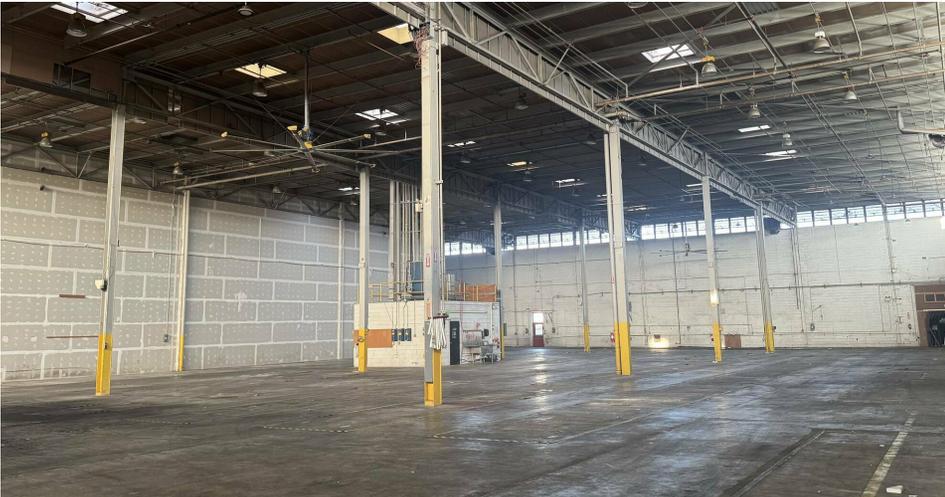
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ADDITIONAL PHOTOS

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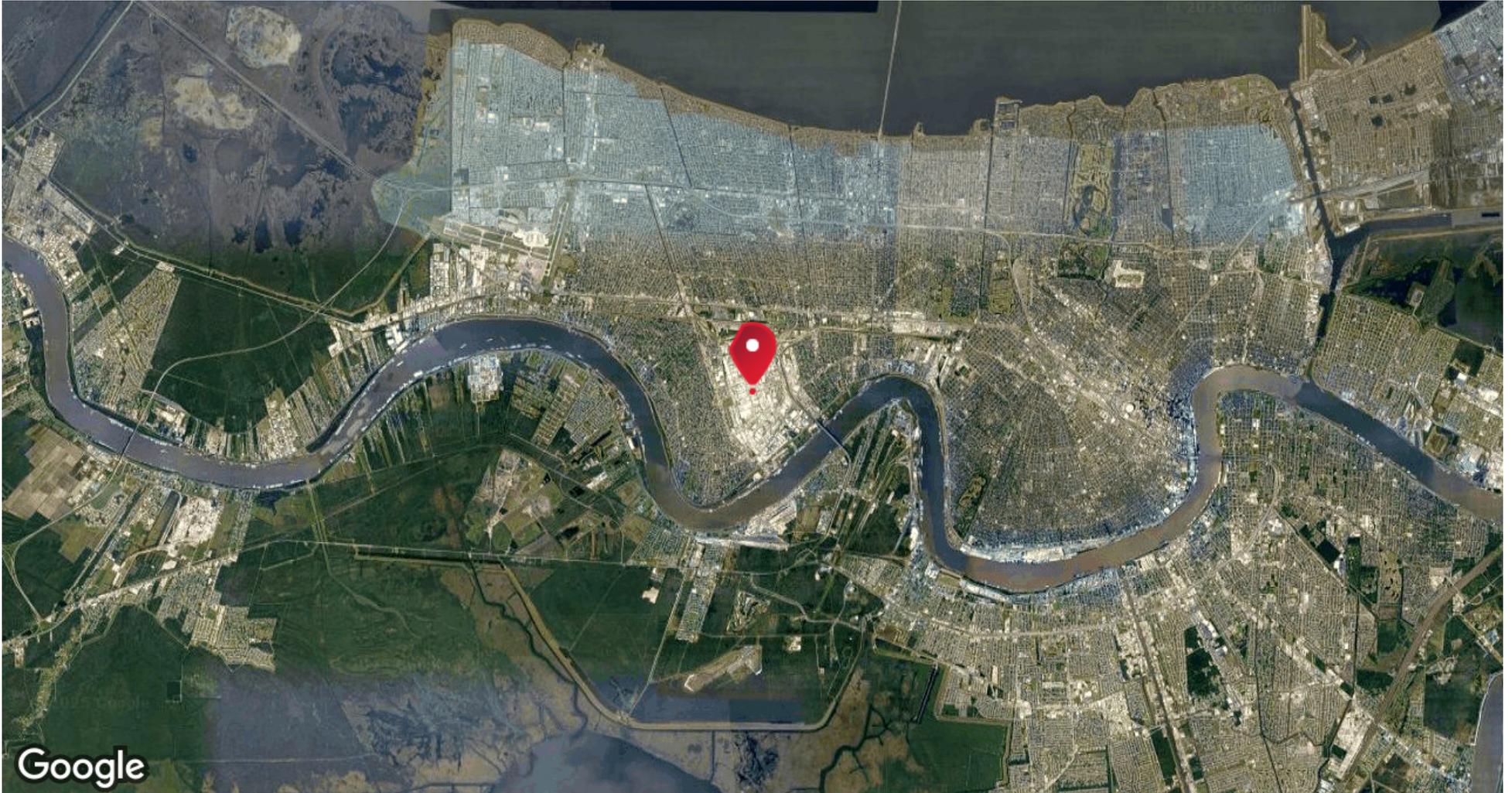
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LOCATION MAP

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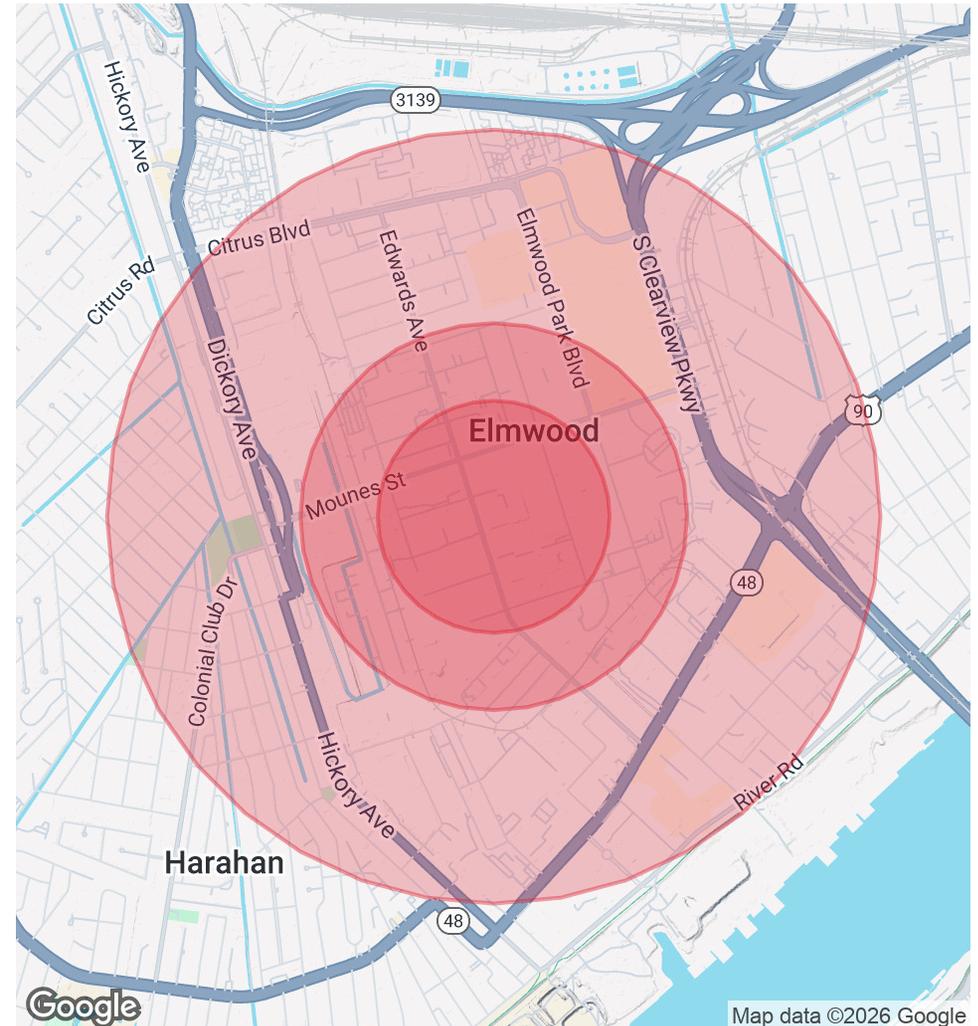
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3	475	5,803
Average Age	40	40	42
Average Age (Male)	39	39	41
Average Age (Female)	41	41	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2	284	2,852
# of Persons per HH	1.5	1.7	2
Average HH Income	\$99,854	\$99,854	\$90,377
Average House Value	\$367,788	\$367,788	\$323,284

Demographics data derived from AlphaMap



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