



PROPERTY ONE

FOR LEASE

**10058 E AIRLINE HWY**

Saint Rose, LA 70087

*Presented by:*

**LEON AUDIBERT, III**

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OFFERING SUMMARY

Lease Rate:	\$7.50 SF/yr (NNN)
Building Size:	134,400 SF
Available SF:	45,810 SF
OPEX:	\$1.29 PSF

PROPERTY OVERVIEW

Warehouse/distribution space available for lease near Louis Armstrong New Orleans International Airport in the New Orleans MSA. Suite A consists of a total of 45,810 SF including 3,293 SF office and 42,517 SF of warehouse. Building has rail access with covered rail car loading in the rear.

Located across the street from James Business Park and only 1 mile from Louis Armstrong New Orleans International Airport. The property is situated 14 miles west of downtown New Orleans and approximately two miles east of the Interstate 310 interchange at Airline Highway (U.S. 61). The I-310 connects I-10 with Highway 90 via the Hale Boggs (Destrehan-Luling) Mississippi River Bridge.

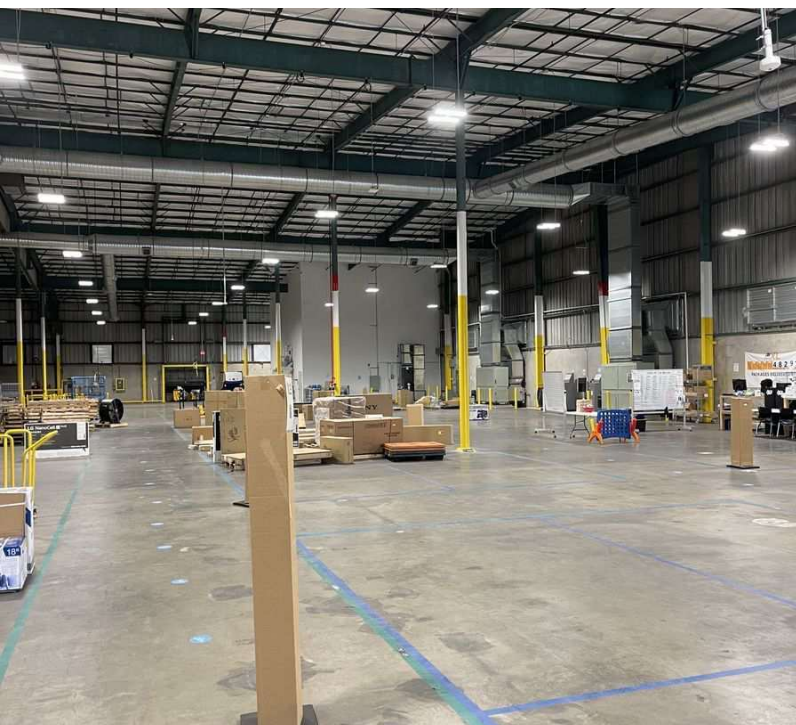
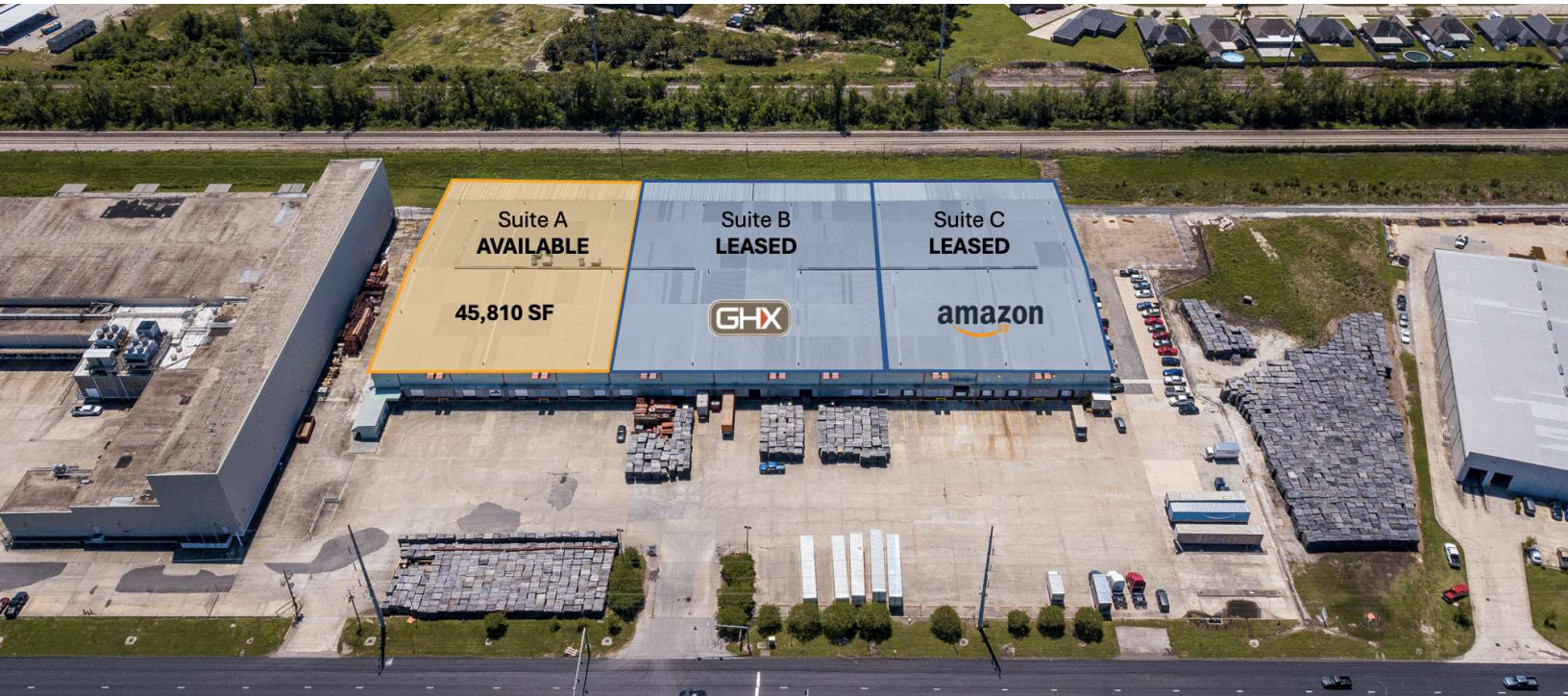
PROPERTY HIGHLIGHTS

- Clear Height: 24' at Eave; 32' at Center
- Sprinkler: ESFR/Wet
- Column Spacing: 40' x 40'
- Dock Doors: 6
- Large Truck Court
- Active rail access with covered rail car loading in the rear



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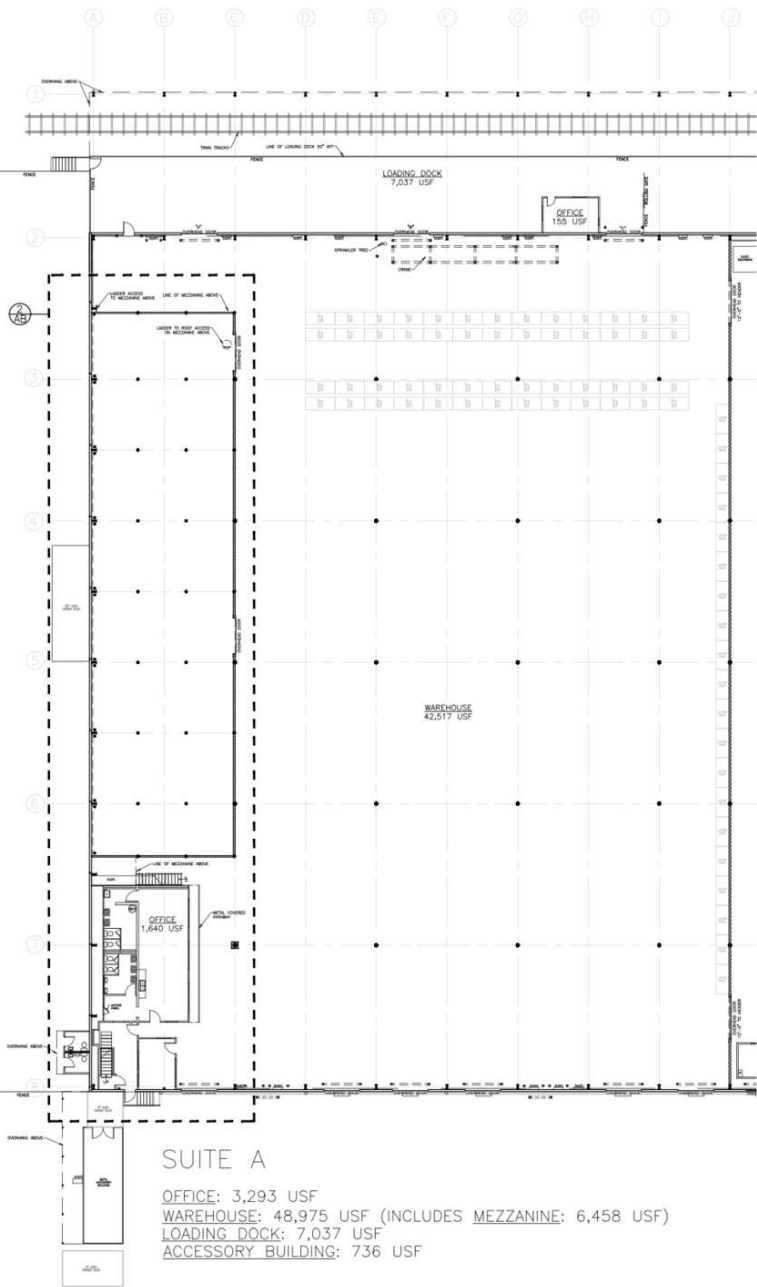
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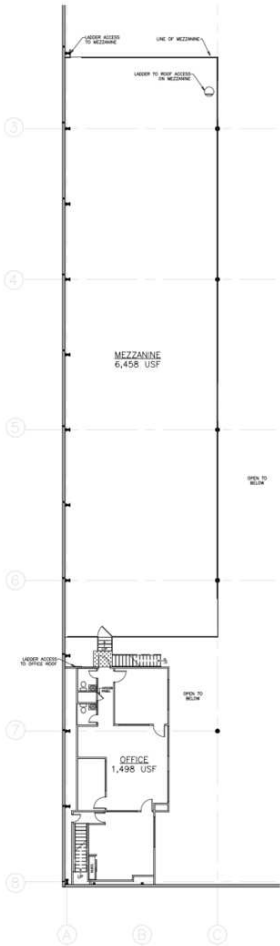
02/25/2025

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1 AS BUILT - SUITE "A" FLOOR 1  
SCALE: N.T.S.



2 AS BUILT - SUITE "A" OFFICE/MEZZANINE FLOOR 2  
SCALE: N.T.S.



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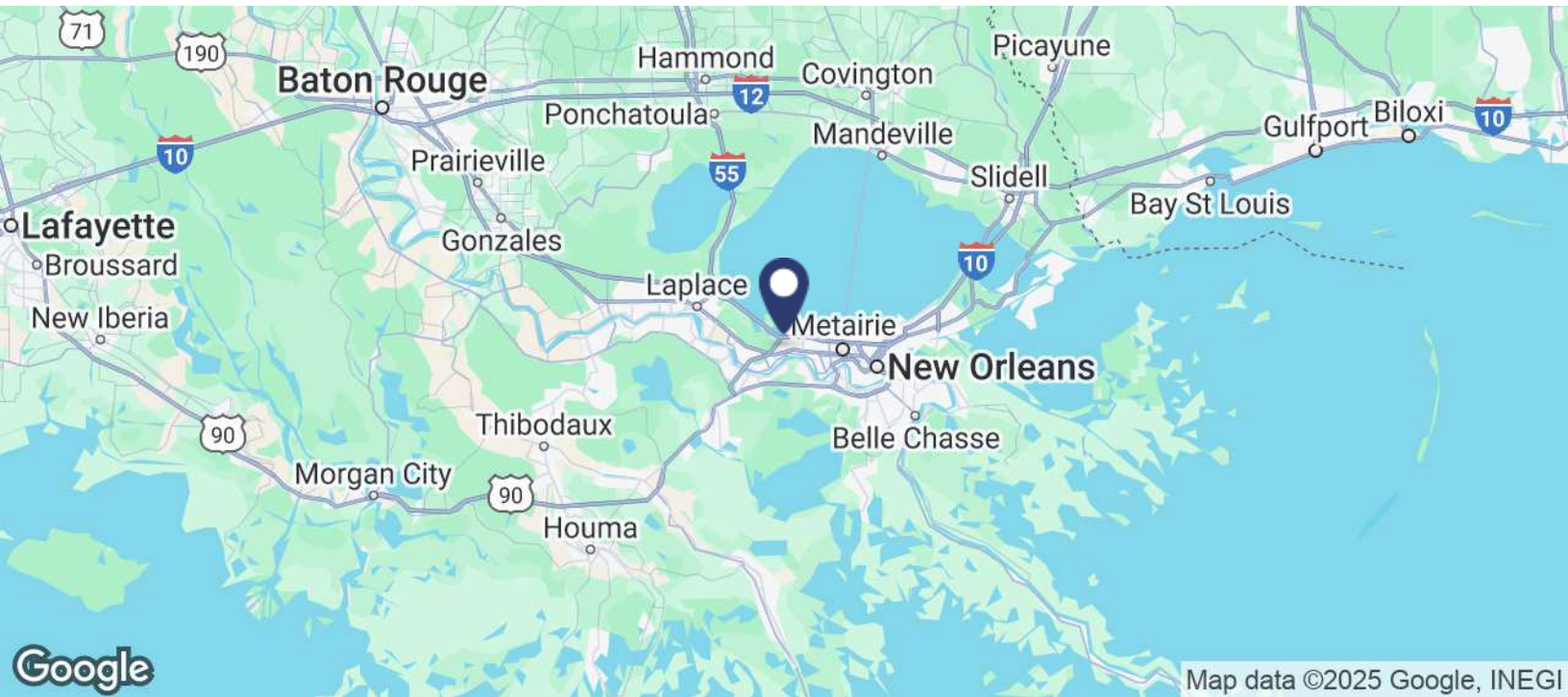
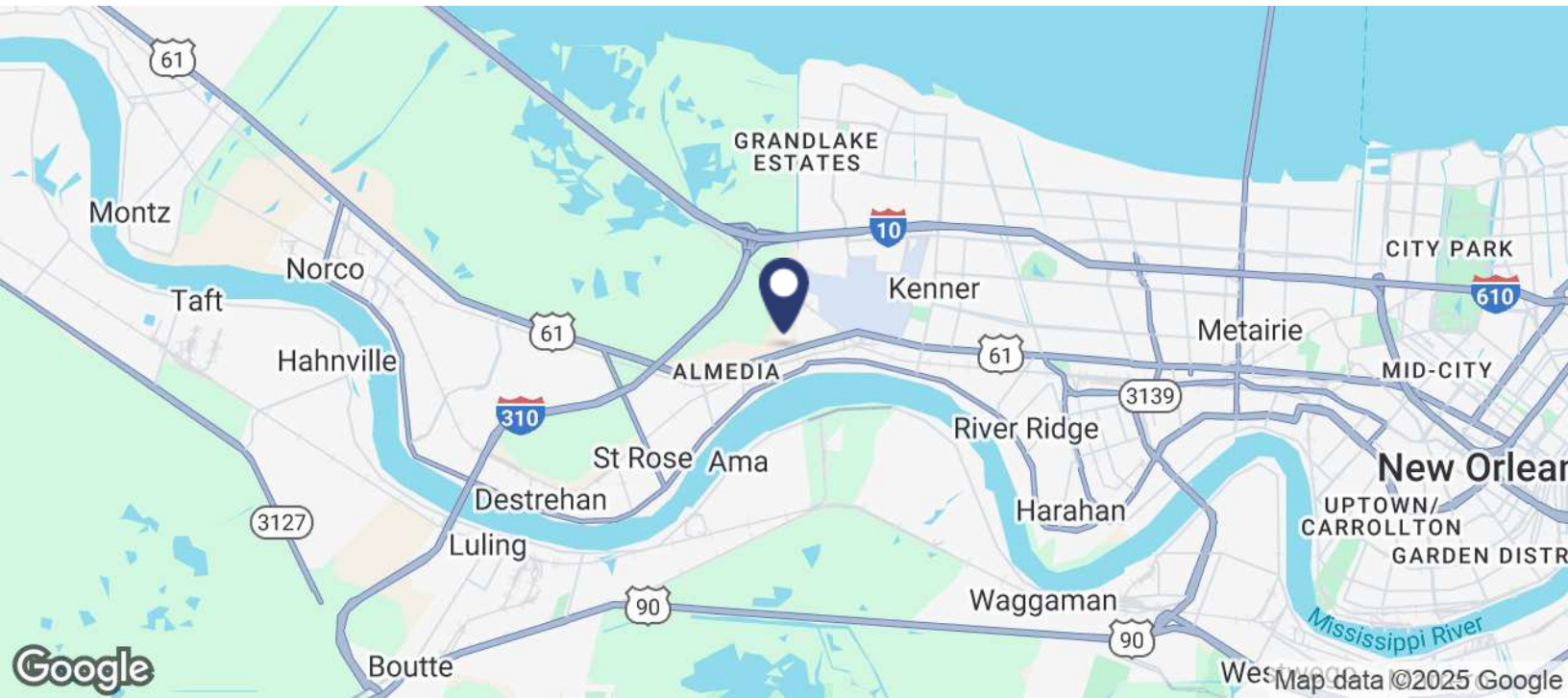
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FOR MORE INFORMATION, PLEASE CONTACT:

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