



PROPERTY ONE

FOR LEASE

110 WIDGEON DR.

Saint Rose, LA 70087



Presented by:

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OFFERING SUMMARY

Lease Rate:	\$9.00 SF/yr (NNN)
Building Size:	49,800 SF
Available SF:	10,671 SF
OPEX:	\$3.70 PSF
Market:	New Orleans-Metairie
Submarket:	St Charles Parish

PROPERTY OVERVIEW

110 Widgeon Drive is a 49,800 SF Class A office/warehouse complex located within James Business Park. This tilt-up concrete building offers industrial users flexible floor plans with quality office and dock-high warehouse space in a professionally landscaped, campus-like corporate setting. Tenant offices boast large tinted windows and quality interior finishes. There is abundant on-site parking available. The facility is equipped with a sprinkler system that can accommodate Class I- IV commodities. The warehouse has a clear height of 18 feet.

LOCATION OVERVIEW

James Business Park is a 200+ acre master planned development that is home to many of the markets top corporate tenants. The park is located approximately 1 mile west of the Louis Armstrong New Orleans International Airport, 2 miles east of Interstate 310, 4 miles from Interstate 10 and 5.5 miles from Elmwood Business Park (via Airline Hwy). The prime location provides easy access to major freeways, hotels, restaurants, banks, and other service suppliers.

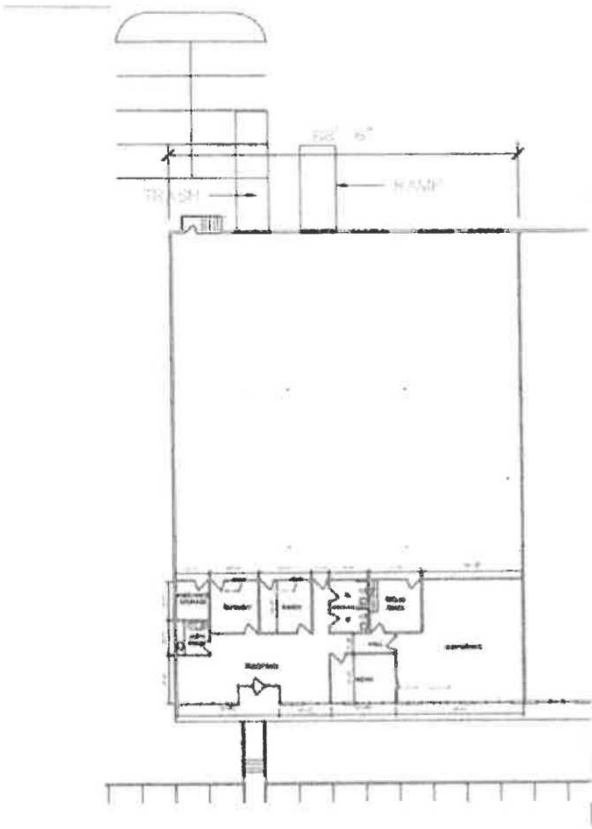
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SUITE	190	TOTAL SPACE	10,671 SF	LEASE TYPE	NNN	LEASE RATE	\$9.00 SF/yr
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2,840 s.f. Office
7,831 s.f. Warehouse
10,671 s.f. Total

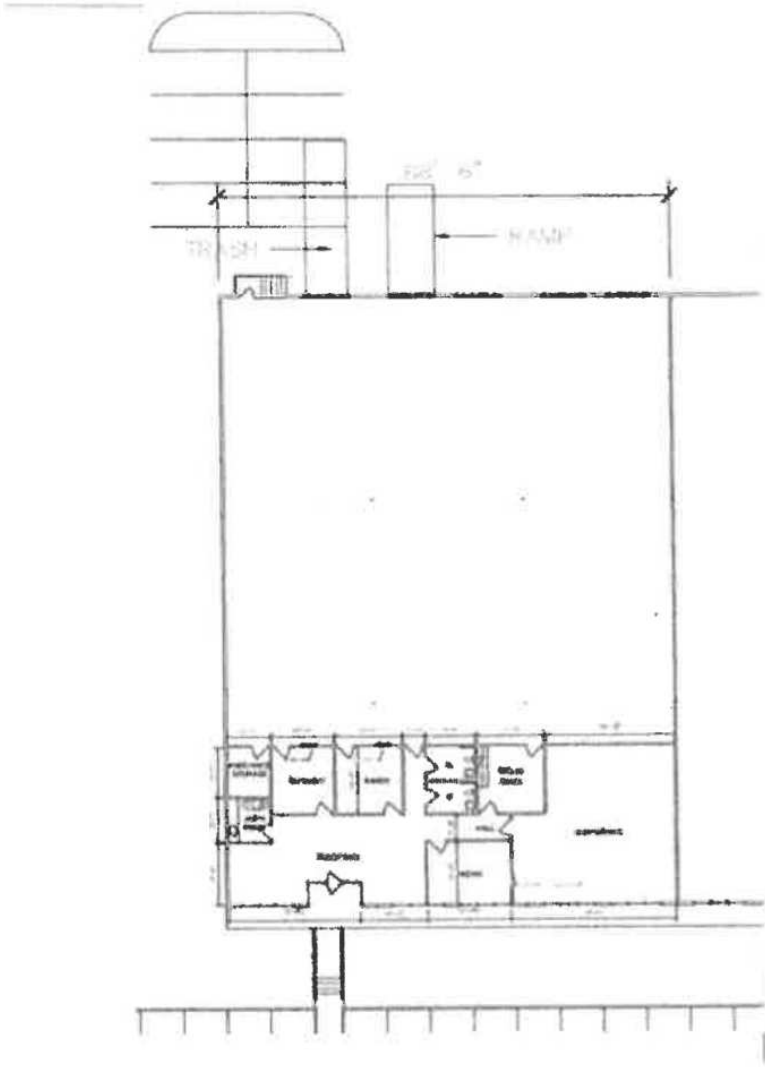


110 Widgeon Drive
Suite 190

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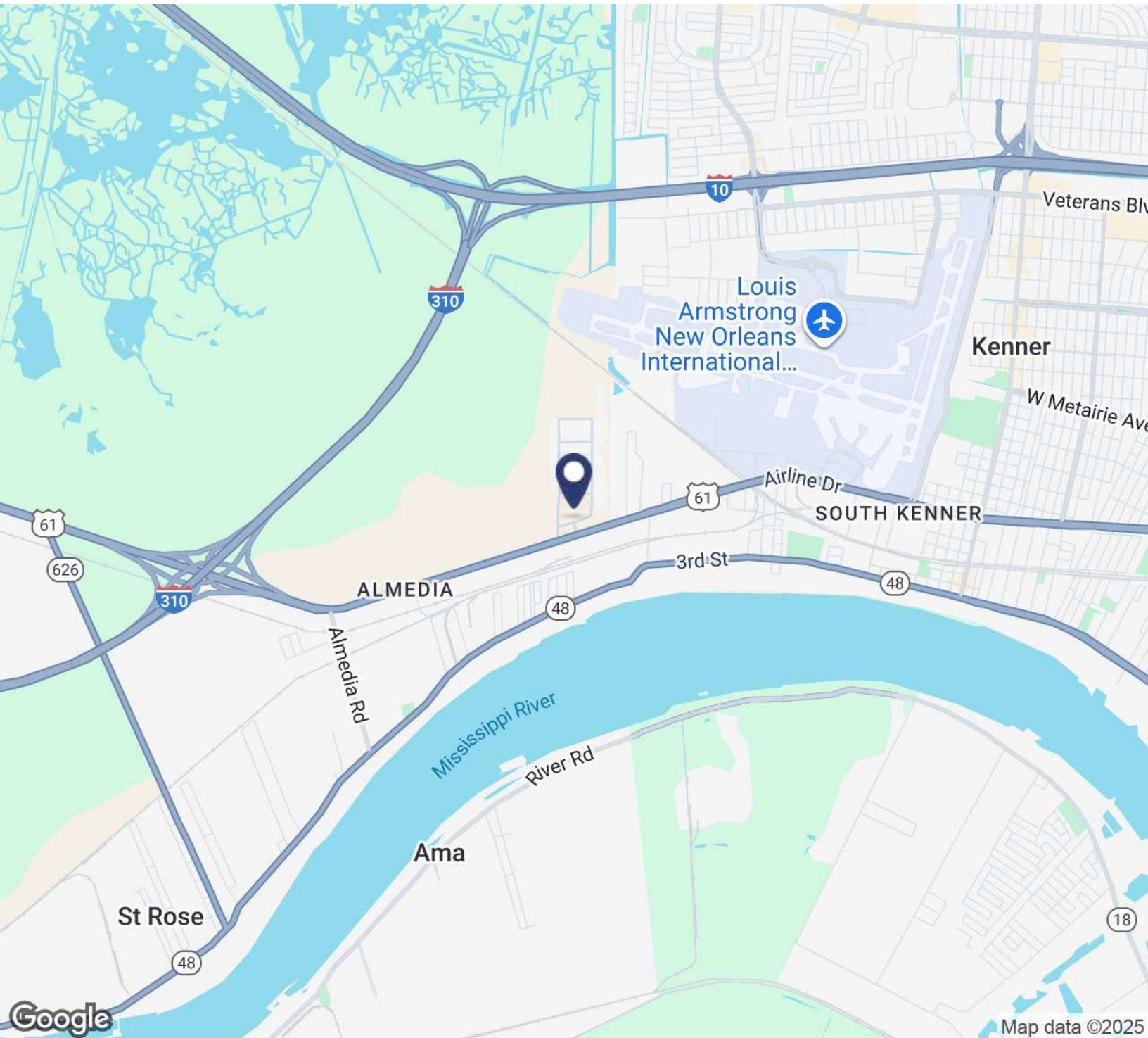
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08/27/2025



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FOR MORE INFORMATION, PLEASE CONTACT:

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