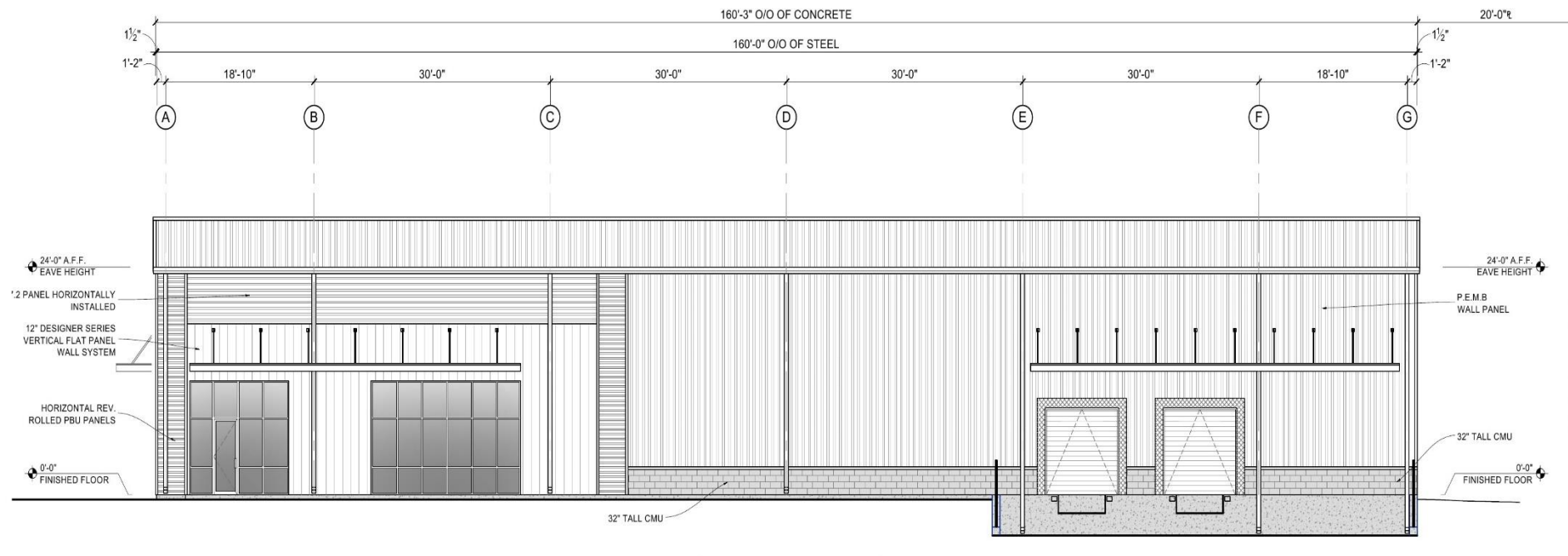




PROPOSED ELMWOOD OFFICE WAREHOUSE FOR LEASE

1008 ELMWOOD PARK BOULEVARD | JEFFERSON, LA



BUILDING AREA 20,000 sq. ft. proposed office/ warehouse (160' x 125')

OFFICE AREA 1,600 SF office with 3 bathrooms

LOADING 2 dock doors, 3 drive-in doors

CEILING HEIGHT 24' eave height

SPRINKLERS ESFR sprinklers

ZONING Industrial Mixed Use: I-MU

YARD AREA 1 Acre secured outdoor storage (enough for 25-30 trailers)

PARKING 26 spaces

LEASE RATE Please contact listing agent for further information

Max J. Derbes, Inc.
REALTORS ■

CONTACT
GERARD E. HENRY, SIOR

OFFICE 504.733.4555
gerard@maxderbes.com

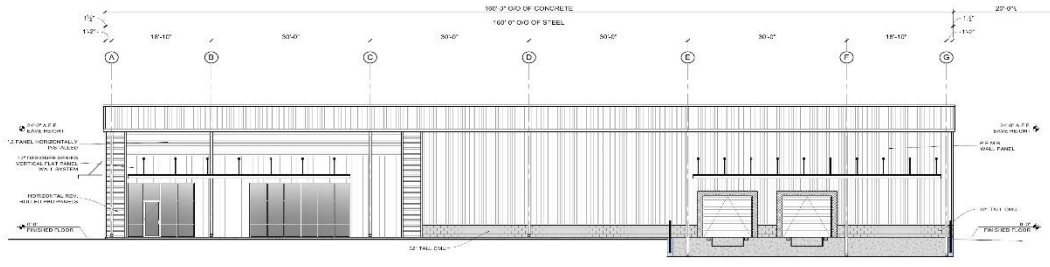
Max J. Derbes, Inc.
5440 Mounes Street, Ste 100
New Orleans, LA 70123



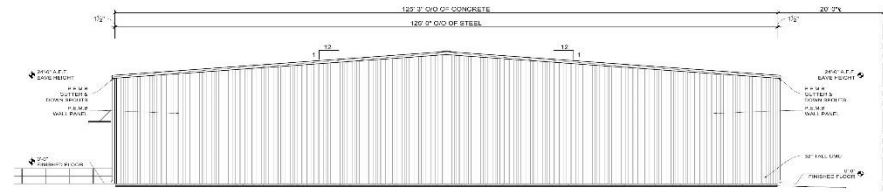


PROPOSED ELMWOOD OFFICE WAREHOUSE FOR LEASE

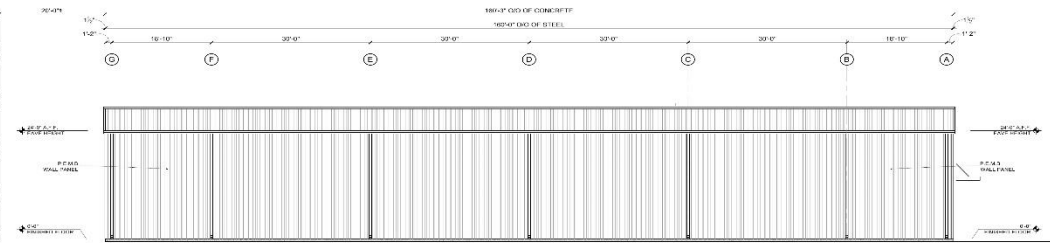
1008 ELMWOOD PARK BOULEVARD | JEFFERSON, LA



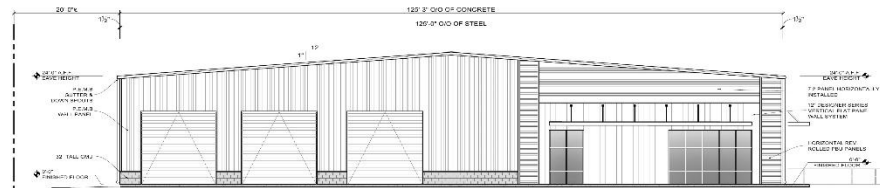
1 FRONT ELEVATION
SCALE: 3/32"=1'-0"



2 RIGHT SIDE ELEVATION
SCALE: 3/32"=1'-0"



3 REAR ELEVATION
SCALE: 3/32"=1'-0"



4 LEFT SIDE ELEVATION
SCALE: 3/32"=1'-0"



GESSER GROUP
GENERAL CONTRACTORS
NEW ORLEANS, LA 70112
504.392.1111
www.gesser.com

OWNER: MAX J. DERBES, INC.
1008 ELMWOOD PARK BOULEVARD
JEFFERSON, LA 70112
504.392.1111
www.maxjderbes.com

DESIGNER: GESSER GROUP
1008 ELMWOOD PARK BOULEVARD
JEFFERSON, LA 70112
504.392.1111
www.gesser.com

DATE: 03/24/2023
PROJECT NO: 24001
DRAWN BY: JH
CHECKED BY: JH
REVIEWED BY: JH
APPROVED BY: JH

NEW OFFICE WAREHOUSE
1008 ELMWOOD PARK BOULEVARD
JEFFERSON, LA 70112
504.392.1111
www.maxjderbes.com

REVISION	NO.	DATE	DESCRIPTION

PRELIMINARY

A-2

Max J. Derbes, Inc.
REALTORS ■

CONTACT
GERARD E. HENRY, SIOR

OFFICE 504.733.4555
gerard@maxderbes.com

Max J. Derbes, Inc.
5440 Mounes Street, Ste 100
New Orleans, LA 70123





SHEET NO.:
S-1





NEW OFFICE WAREHOUSE
103 ELMWOOD PARK BOULEVARD

FOR
TEST

REVISIONS:	
NO.	DATE DESCRIPTION
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DATE: JULY 24, 2024
PROJECT NO. 04204
DRAWN BY: HL
DRAWING TITLE:
FLOOR PLAN

SHEET NO.:
A-

Max J. Derbes, Inc.
5440 Mounes Street, Ste 100
New Orleans, LA 70123

