



**INDUSTRIAL PROPERTY FOR LEASE**

# 202 Harbor Circle

New Orleans, LA 70126

Presented By:

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## PROPERTY DESCRIPTION

Industrial suite available for NNN lease at 202 Harbor Circle, New Orleans, LA 70126. Well-positioned in Orleans Parish and located just minutes from New Orleans Lakefront Airport and I-10, the subject premises includes  $\pm 7,146$  SF of warehouse/office space suited for a variety of industrial, storage, distribution, service, or flex-use operations. The premises features two stories of flex/office space, with warehouse access provided by a front dock-high door and a rear grade-level door, supplemented by a rear laydown yard. The entire site is currently zoned HI (Heavy Industrial District). All measurements are approximate/not guaranteed and are to be verified by the Lessee. Zoning, Overlays, and Intended Use are to be verified by the Lessee.

## ZONING

The HI Heavy Industrial District is intended to provide for industrial operations of all types with the appropriate design and development standards to assure protection of the public interest and surrounding property and persons. Heavy industrial uses are higher intensity manufacturing, warehouse, and storage uses. These manufacturing uses may produce moderate external effects such as smoke, noise, glare, or vibration.

## OFFERING SUMMARY

Lease Rate:	\$5.25 SF/yr (NNN)
Available SF:	$\pm 7,146$ SF

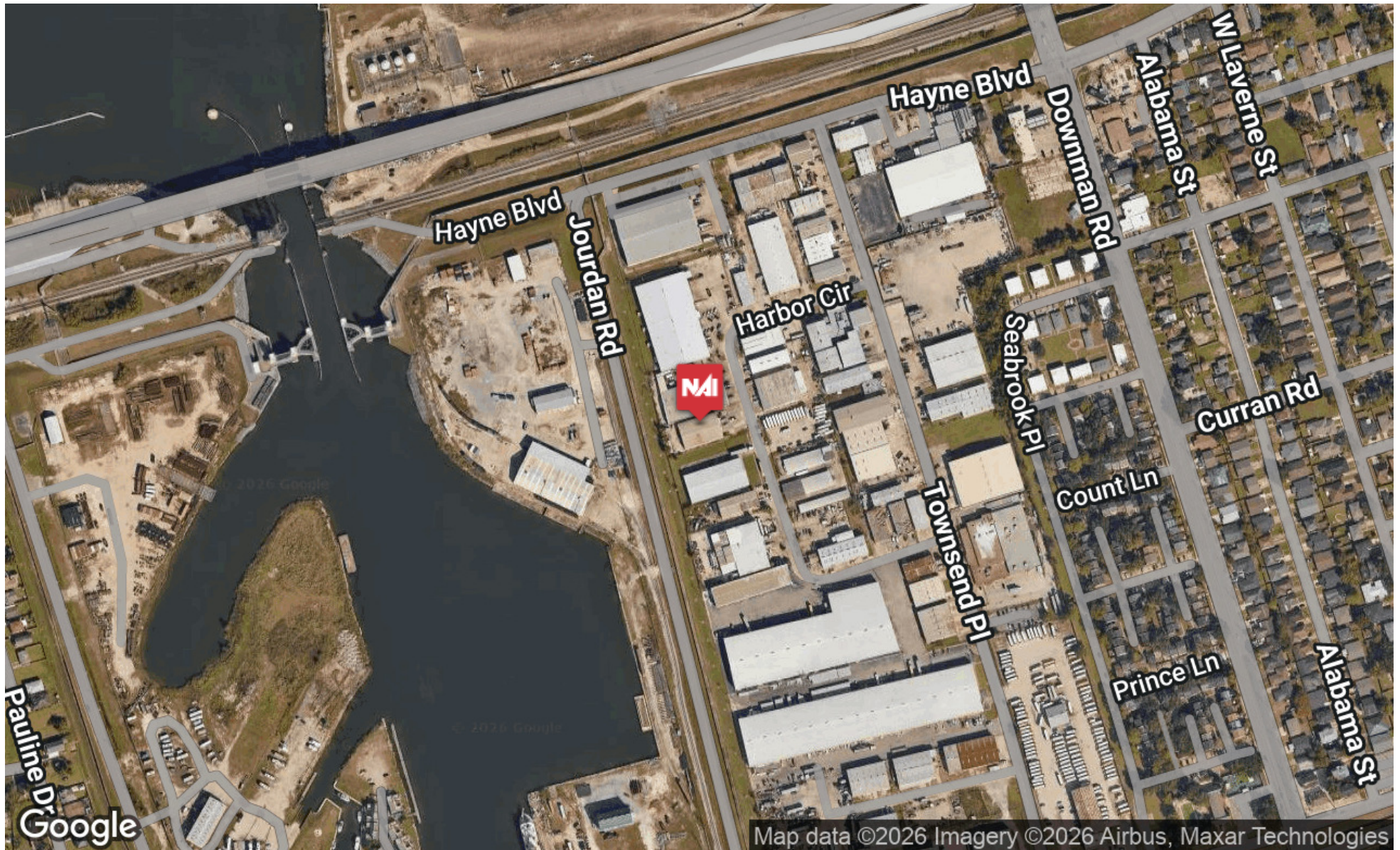
## PROPERTY HIGHLIGHTS

- Positioned in Orleans Parish near New Orleans Lakefront Airport and I-10
- Suitable for industrial, storage, distribution, service, or flex-use operations
- Zoned HI (Heavy Industrial District)
- Zoning, overlays, and intended use to be verified by the Lessee
- NNN Charges: \$2.55 PSF (\$1,518/mo)

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For More Information:

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