

350 JOURDAN
ROAD

267,381 SF
AVAILABLE

MANUFACTURING
READY

RAIL
SERVED

NEW ORLEANS' LARGEST AVAILABLE RAIL-SERVED INDUSTRIAL OPPORTUNITY

UP TO 33 ACRES
OF EXCESS LAND
FOR LEASE

LEASE RATE
\$7.50 PER RENTABLE
SQUARE FOOT NNN



CBRE

VIEW VIDEO



A Rare Industrial Asset Positioned for Manufacturing and Logistics Users Positioned within a Growing Gulf Coast Logistics Hub

THE OPPORTUNITY

267,381 SF industrial facility (Former Faubourg Brewing Co. facility)

Located on approximately 38 acres

Largest block of available industrial space in the New Orleans market and the only "currently available" rail-served warehouse opportunity

Flexible configuration for single or multi-tenant occupancy

Ideal for manufacturing, food production, processing, logistics, and rail users

Proximity to I-10 and the New Orleans Inner Harbor Navigation Canal



267,381 SF
FACILITY

72,864 SF
PRODUCTION/OFFICE SPACE

38 ACRES
TOTAL SITE

RAIL
SERVED

Purpose-Built Infrastructure Difficult to Replicate



RAIL ACCESS

Direct Access to NOPB Rail Line
Rare Rail-Served Industrial Offering



MANUFACTURING CAPABILITY

High Floor Loads
Production-Ready Infrastructure
Floor Drains Throughout
North Suite



LAND FLEXIBILITY

Approximately 33 Acres of
Excess Land
Trailer Storage
Truck Parking
Industrial Outdoor Storage
Employee Parking Expansion



INDUSTRIAL ZONING

HI Heavy Industrial Zoning



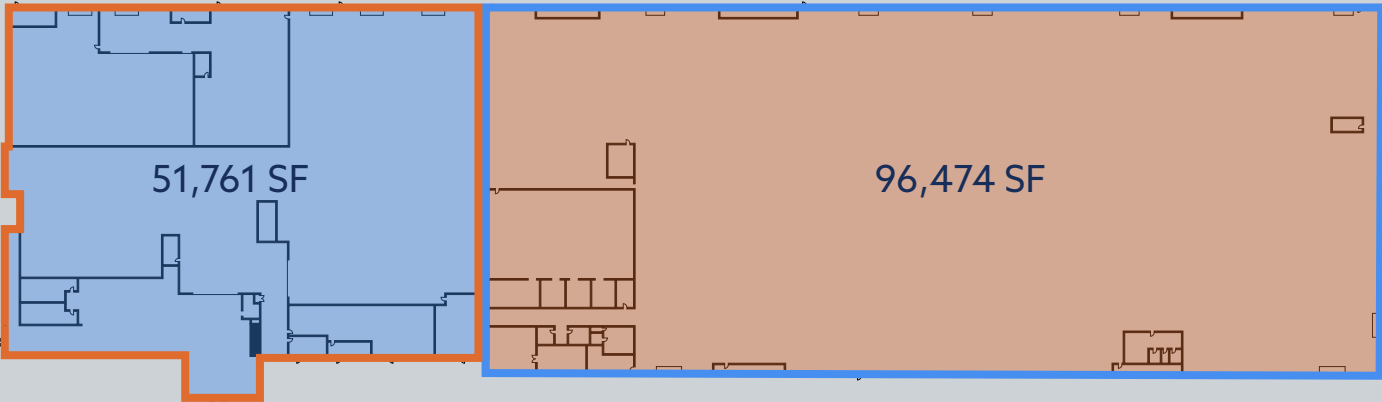
Designed for Production, Processing & Distribution

267,381 SF
ENTIRE
BUILDING

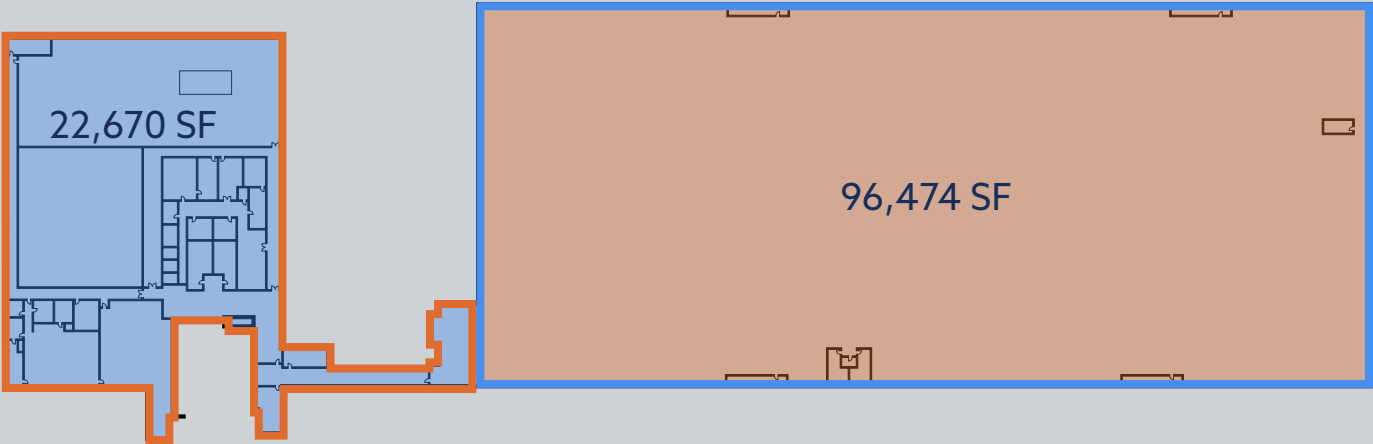
74,432 SF
ENTIRE
NORTH SUITE

192,949 SF
ENTIRE
SOUTH SUITE

FIRST FLOOR
148,236 SF



SECOND FLOOR
119,145 SF



North Suite South Suite

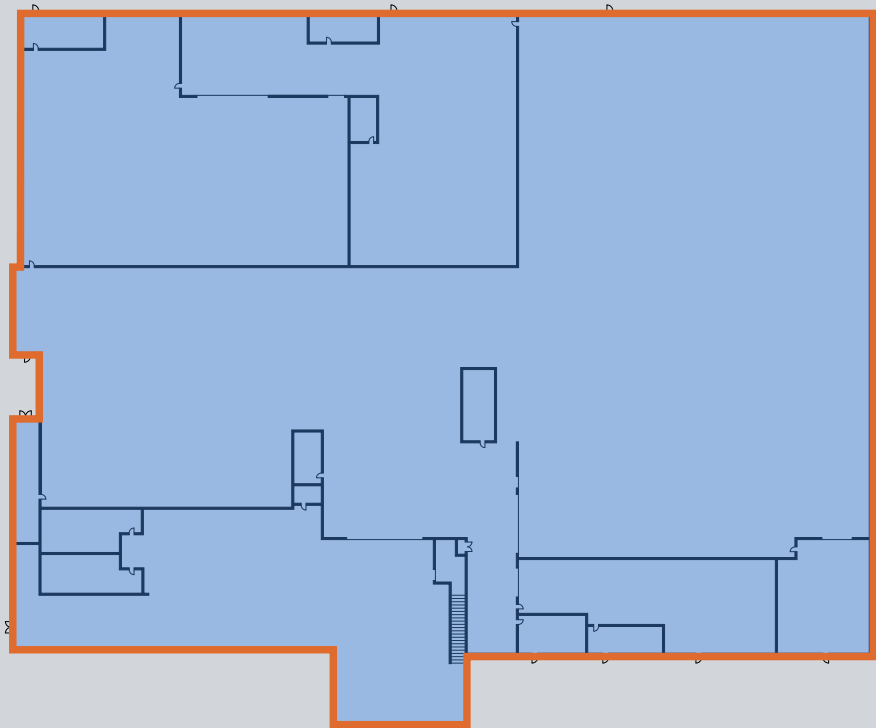
NORTH SUITE

Existing Production Infrastructure Reduces Time to Operation

- North Suite Conditioned Space
- Existing Utility Infrastructure
- Production-Ready Layout
- Floor Drains
- Clear Heights Range from 13" - 34"

FIRSTFLOOR

51,761 SF



74,432 SF
ENTIRE NORTH SUITE

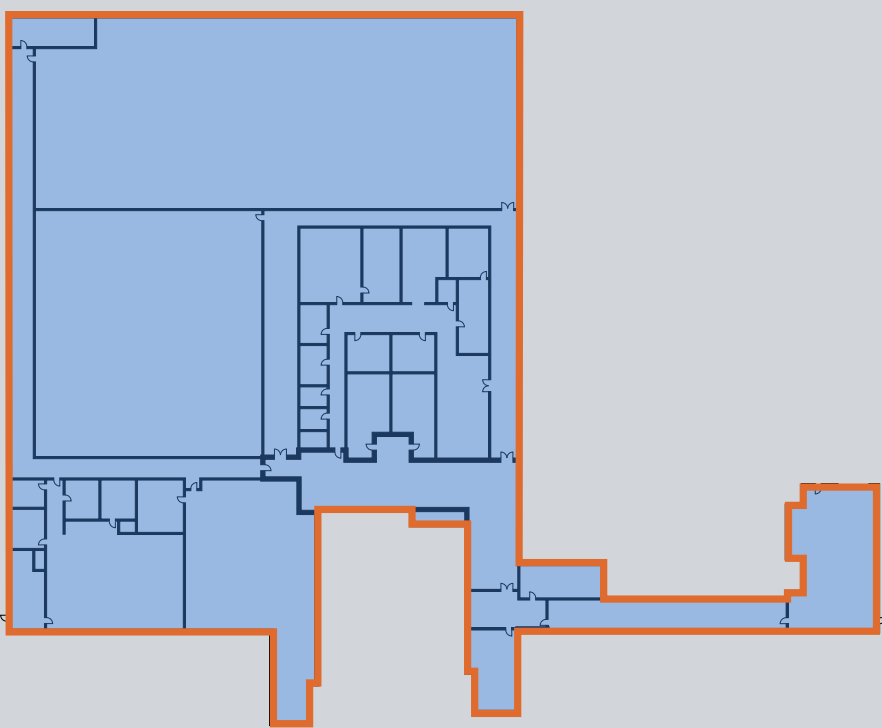
51,761 SF
FIRST FLOOR

22,670 SF
SECOND FLOOR

27,476 SF
CONDITIONED PRODUCTION SPACE

SECONDFLOOR

22,670 SF



SOUTH SUITE

Warehouse - Scale for Modern Logistics

24' x 26' Column Spacing

49' x 51' Upper Level Column Spacing

12 Grade Level Doors

192,949 SF
ENTIRE SOUTH SUITE

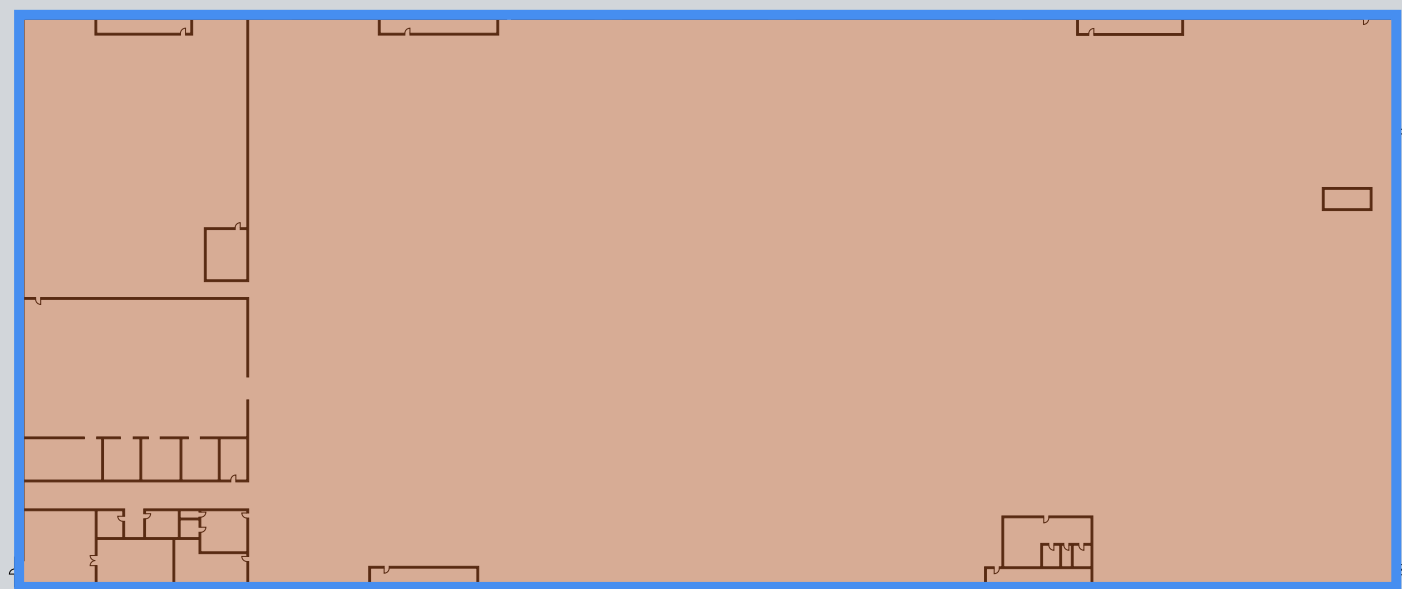
96,474 SF
SOUTH SIDE FIRST FLOOR
STORAGE AREA
13" CLEAR HEIGHT

96,474 SF
SOUTH SUITE SECOND FLOOR
STORAGE AREA
18" CLEAR HEIGHT

MEZANNINE SPACE IS BONUS SQUARE FOOTAGE NOT INCLUDED IN RENTABLE SQUARE FOOT CALCULATIONS

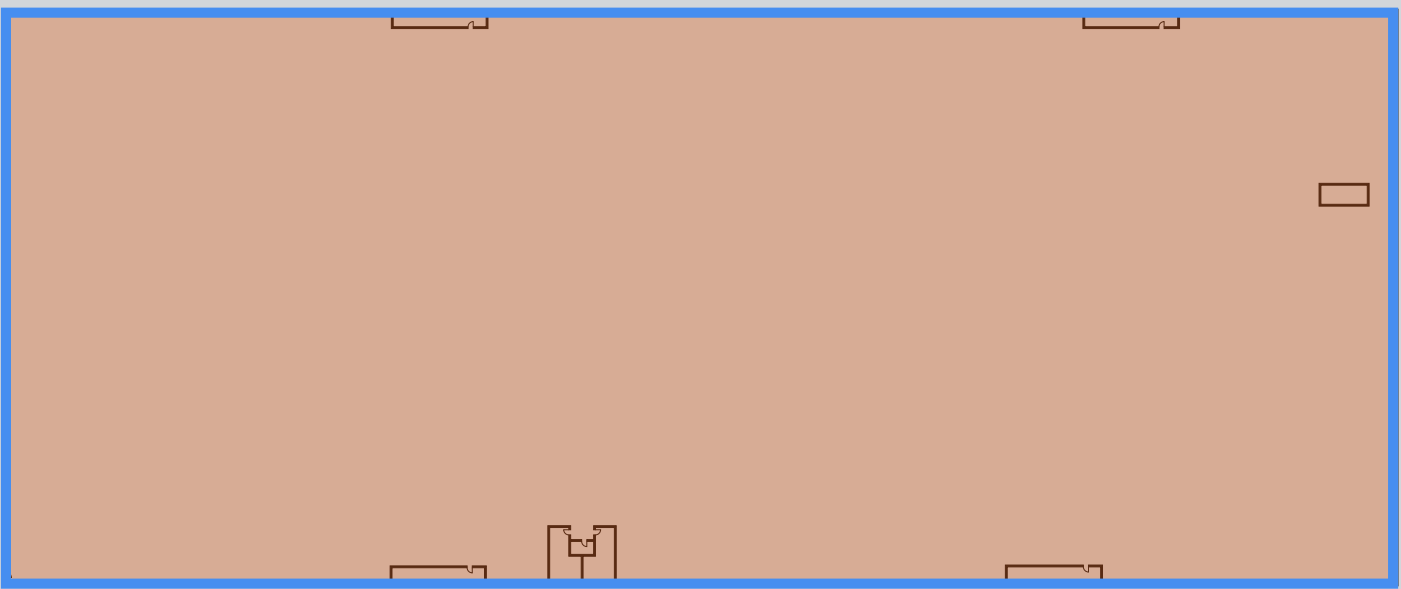
FIRST FLOOR

96,474 SF



SECOND FLOOR

96,474 SF



Situated Within One of New Orleans' Established Industrial Corridors



Inner Harbor Navigation Canal

38 Acres of Strategic Industrial Real Estate

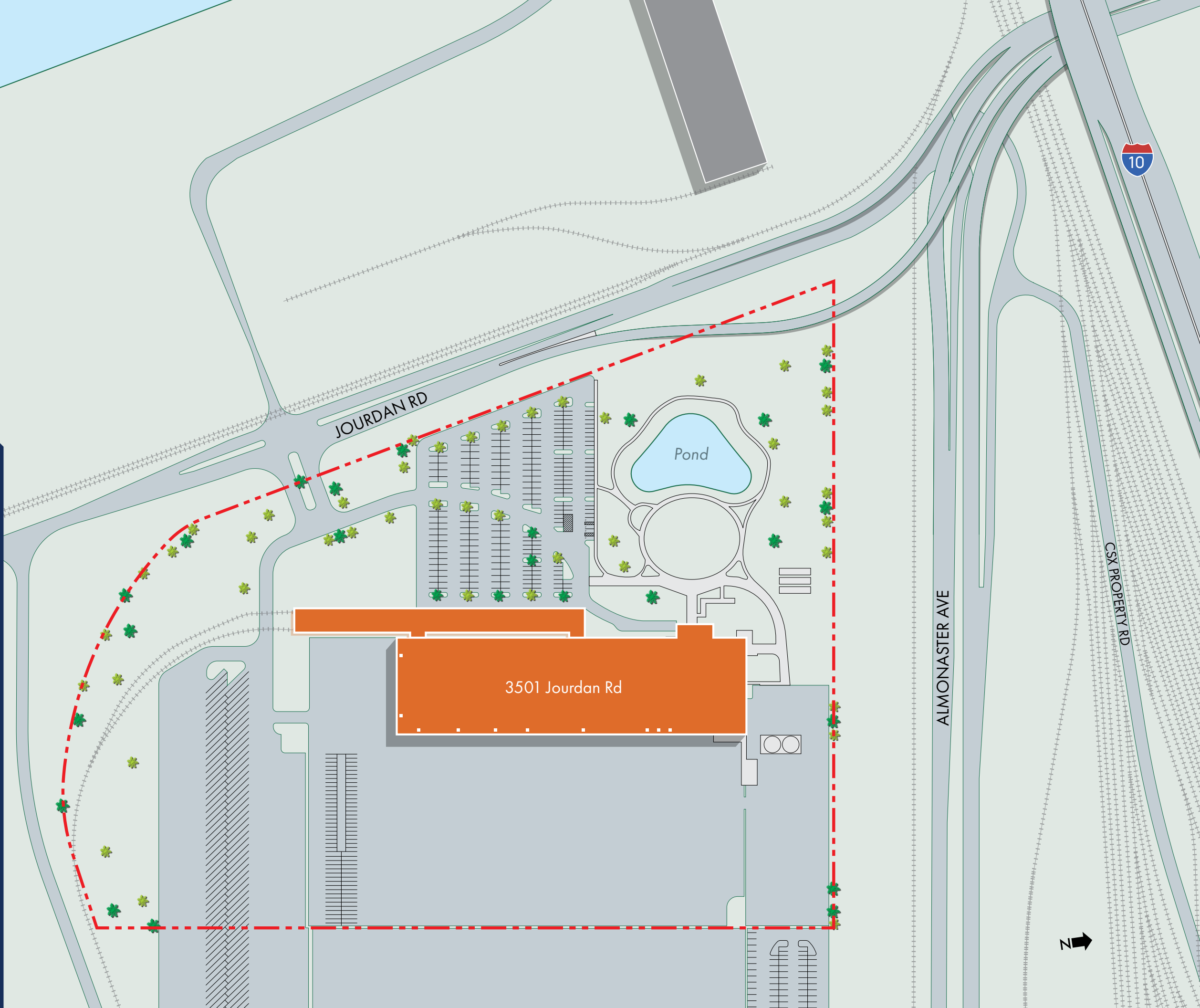
267,381

SF

RAIL
SERVED

33 ACRES
EXCESS LAND

12
GRADE DOORS



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FOR MORE INFORMATION
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