

Cross Dock - Truck Terminal

New Orleans, LA

INDUSTRIAL PROPERTY FOR LEASE

4201 Industrial Parkway New Orleans, LA 70129

Marshall A. Rice | 318.470.8700 | mrice@beaubox.com



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PROPERTY SUMMARY



Property Description

Rare opportunity! Cross Dock truck terminal with 50 Available doors and additional space for ample trailer parking on a 9 acre lot located in New Orleans East.

Location Description

Easy access to Interstate 10 via Hwy 510. Ideal location for distribution.

Highlights

- 70 Door Cross Dock Terminal - Total Doors
- 50 Doors Available for Lease - Call for Rate
- Additional trailer parking available if needed
- Office space available
- Fully fenced, paved and secure yard with lighting

Distance To	Miles
Mobile, AL	133 Miles
Jackson, MS	187 Miles
Houston, TX	357 Miles

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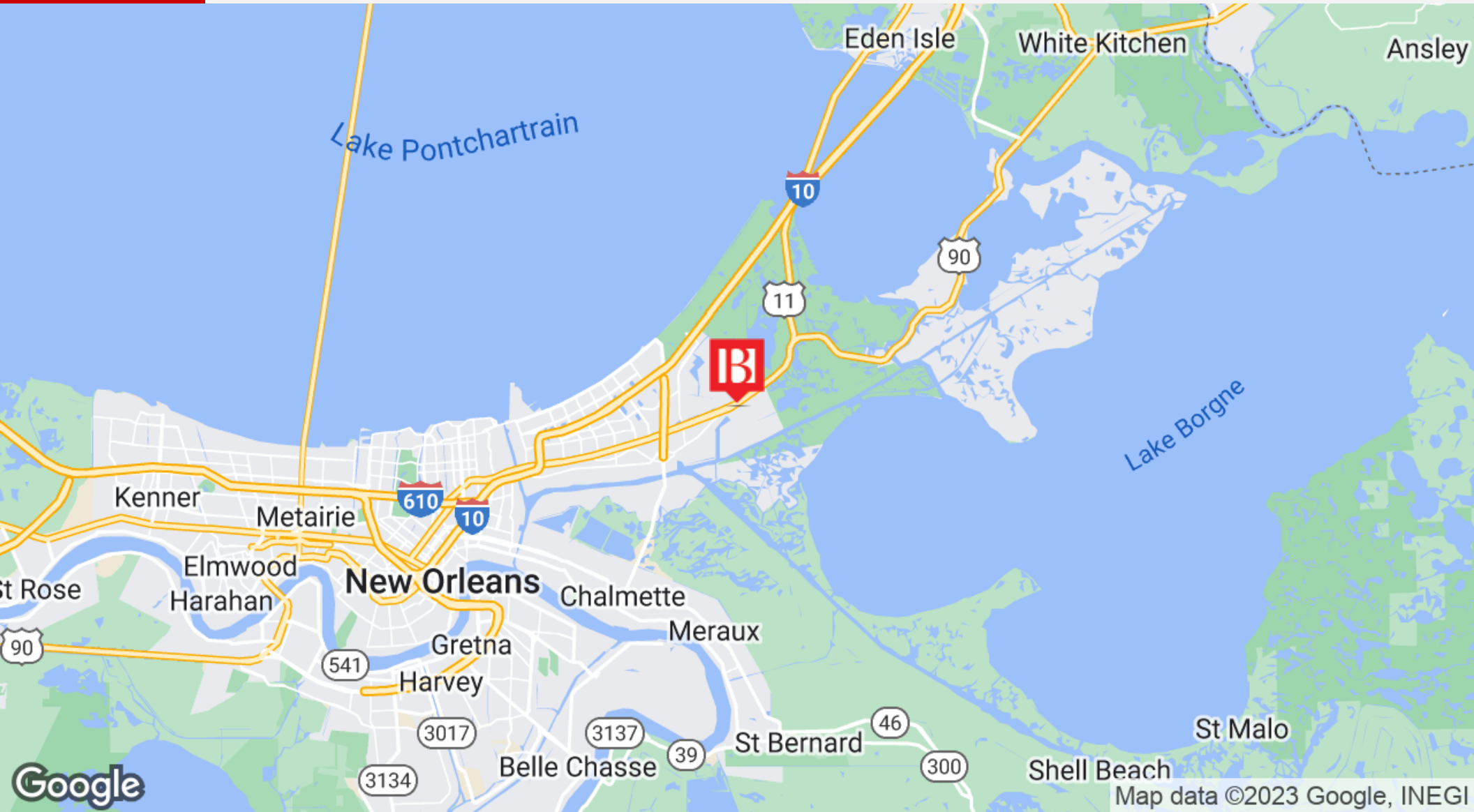
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LOCATION MAP



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ADDITIONAL PHOTOS



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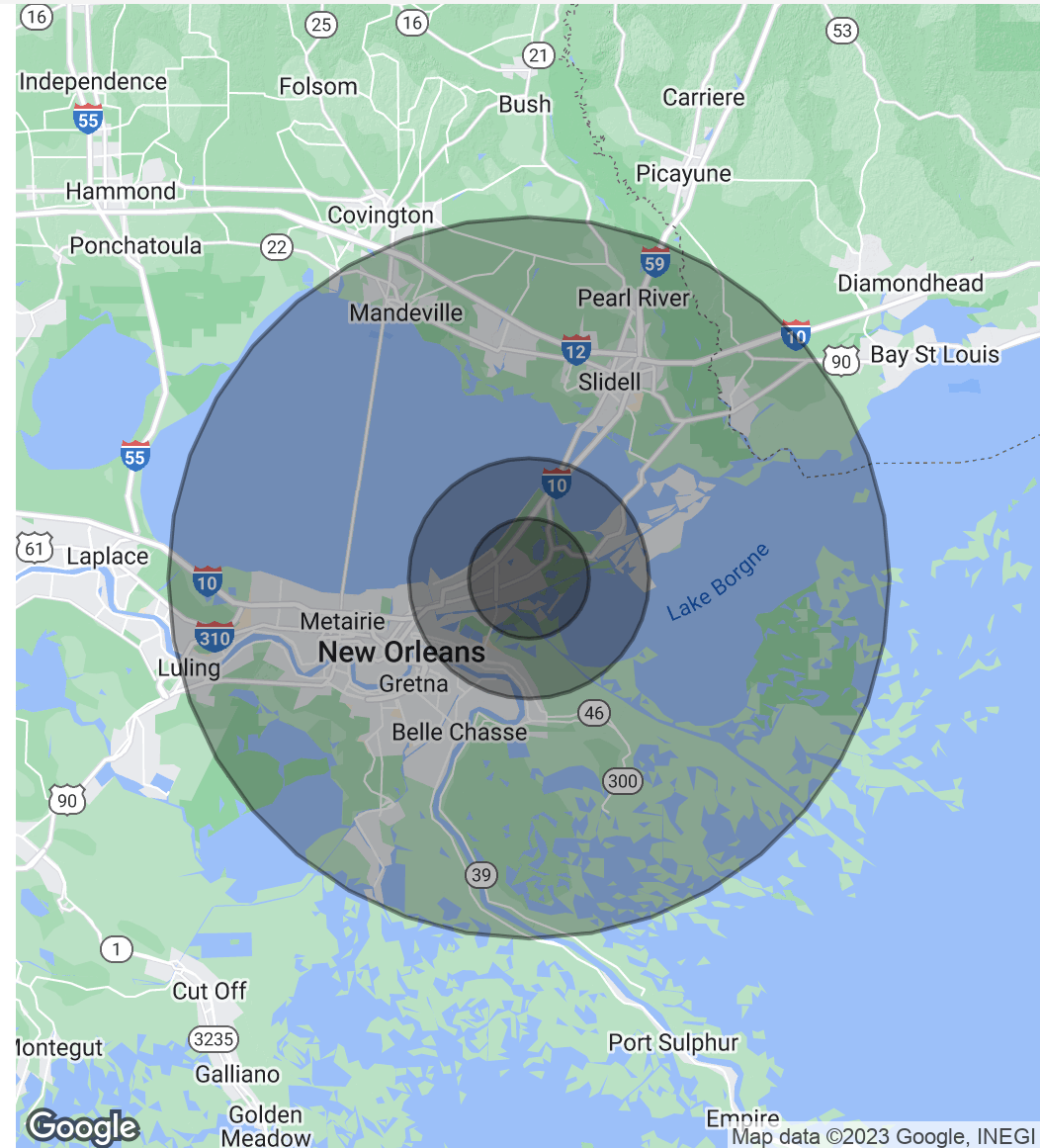
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DEMOGRAPHICS MAP & REPORT

Population	5 Miles	10 Miles	30 Miles
Total Population	35,561	162,985	1,099,506
Average Age	36.7	36.1	39.6
Average Age (Male)	34.6	33.7	38.2
Average Age (Female)	38.1	37.8	40.7

Households & Income	5 Miles	10 Miles	30 Miles
Total Households	13,345	64,816	487,388
# Of Persons Per HH	2.7	2.5	2.3
Average HH Income	\$47,783	\$46,736	\$67,944
Average House Value	\$172,675	\$166,874	\$229,339

* Demographic data derived from 2020 ACS - US Census



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