



CLASS A DISTRIBUTION CENTER FOR SUBLEASE

310 JAMES DRIVE EAST | JAMES BUSINESS PARK | SAINT ROSE, LA



BUILDING AREA	36,269 sq. ft. of Class A tilt-up construction distribution space (See attached floorplan)
LOADING	Dock height via six (6) 10' x 10' overhead doors
EAVE HEIGHT	30' clear
SPRINKLERS	The building is fully sprinklered

AVAILABILITY	90 days from lease execution
MISCELLANEOUS	Primary term expires March 31, 2029. Racking can be made available – negotiable.
LEASE RATE	\$7.00 per square foot on a net lease basis

Max J. Derbes, Inc.
REALTORS ■

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





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Google Earth
9/13/2009

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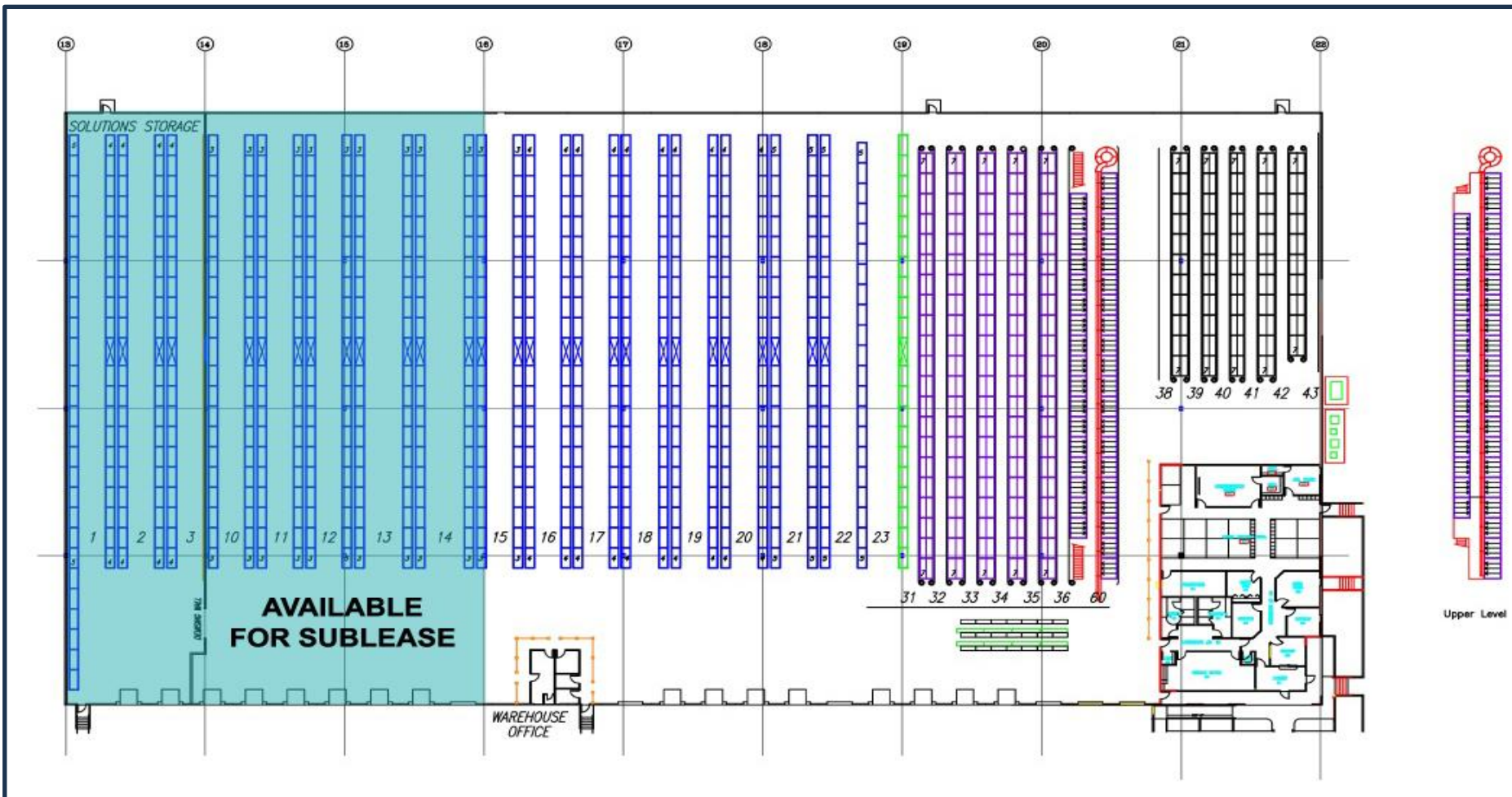
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