



ELMWOOD WAREHOUSE/MAINTENANCE FACILITY FOR LEASE

1321 SAMS AVENUE | JEFFERSON PARISH, LA



BUILDING AREA

9,000 square feet (60' x 150') of metal clad warehouse on approximately 18,000 square feet of land area

OFFICE AREA

The facility contains one bathroom; additional office space may be added.

LOADING

Ground level via four (4) 12' x 14' overhead doors

MISCELLANEOUS

The facility contains three phase power, a sprinkler system and subsurface drainage in part of the warehouse

ZONING

M-2, (Heavy Industrial)

LEASE RATE

\$4,000 per month (\$5.33 per square foot) on a net lease basis.
Net expenses are estimated at \$1,462.50 per month or \$1.95 per sq. ft.

Max J. Derbes, Inc.
REALTORS ■

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