



OFFICE/WAREHOUSE WITH YARD FOR LEASE

333 RIVER ROAD | JEFFERSON, LA



BUILDING AREA 7,550 SF +/- office/warehouse building

OFFICE SPACE 1,950 SF +/-

FEATURES Steel frame, metal and concrete block constructed clear span warehouse building with metal roof, fluorescent lighting, 3-phase power, 240 volt/200 amp service, excellent central location in a small, high demand Industrial pocket right on the Parish line with easy access to Uptown, Causeway Blvd., Metairie, I-10, Elmwood Industrial Park, Mississippi River businesses and retail/restaurants on Maple Street, Oak Street, S. Carrollton Ave and Jefferson Hwy.

LAND AREA 2 acres +/- which is mostly paved and fenced, providing high density car or truck parking to a tenant seeking strategic central location to serve both Jefferson and Orleans Parish

LOADING Dock height via four position external truckwell and ground level via one 10' x 14' rollup door and one 10' x 10' overhead door.

ZONING IL, Light Industrial District

RENTAL RATE \$9,000 per month on a net lease basis.

Max J. Derbes, Inc.
REALTORS ■

CONTACT
JIMMY NEWTON, CCIM

CELL 504.247.7255
jimmy@maxderbes.com

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





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SITE AERIAL



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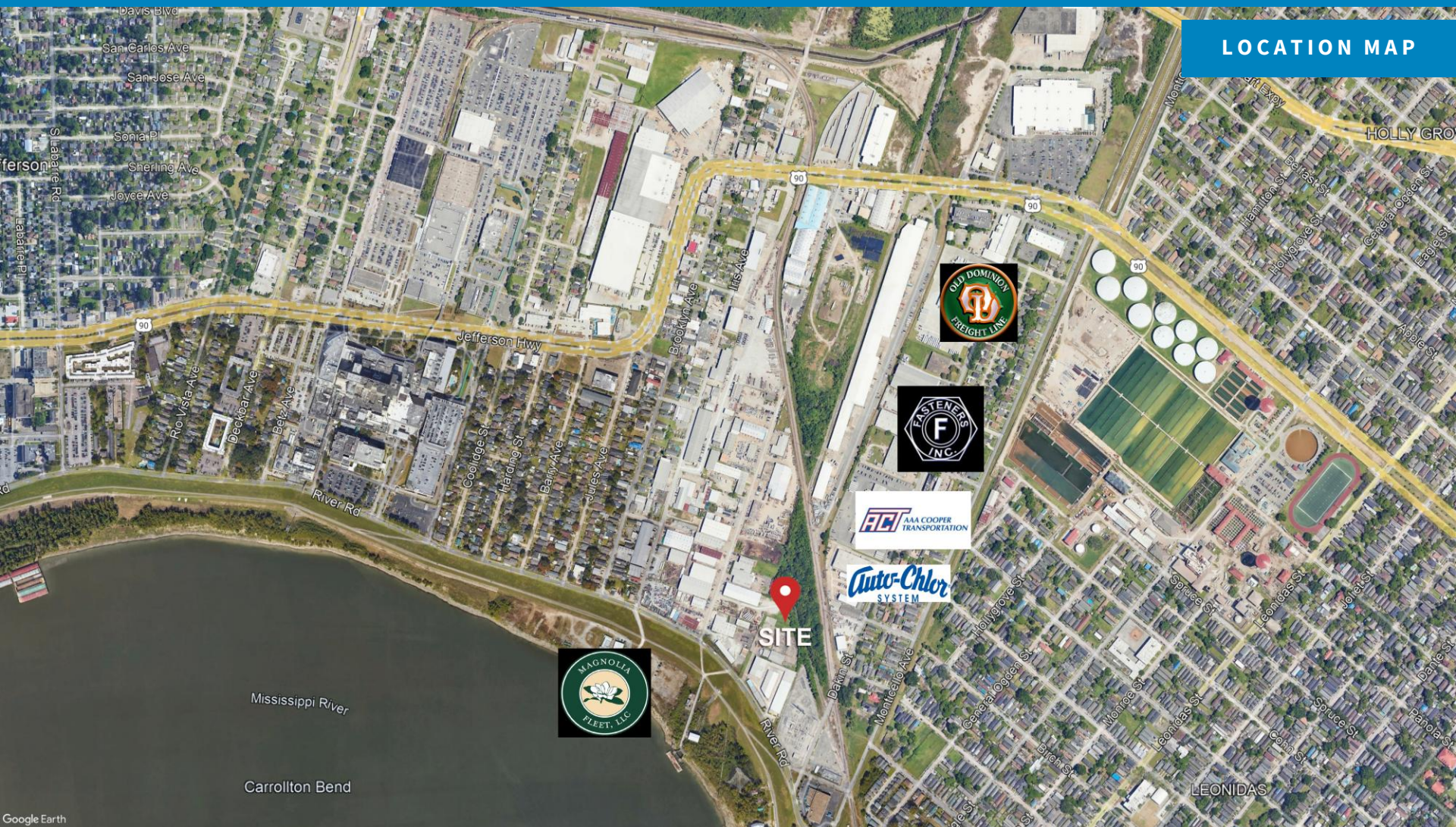




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LOCATION MAP



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