

SUBLEASE OPPORTUNITY



**150 WIDGEON DR.**

St. Rose, Louisiana

49,800 SF DOCK HIGH WAREHOUSE / OFFICE

**CBRE**





# PROPERTY OVERVIEW

Located in St. Rose, LA, 150 Widgeon is a premier 49,800 SF warehouse/office building offering unparalleled accessibility and functionality. This exceptional property boasts 5,000 SF of newly constructed office space, complete with private offices, conference rooms, and amenities. The warehouse features three bays totaling 44,800 SF, with 18' clear heights, 20 dock high doors, and one drive-in with ramps. Strategically situated within minutes of Interstate 10, Interstate 310, Highway 61 and Louis Armstrong International Airport, 150 Widgeon provides easy ingress and egress for businesses of all sizes. With its optimal location, modern amenities, and flexible layout, this property is the ultimate solution for companies seeking a productive and efficient workspace.



## WAREHOUSE

- 3 Bays totaling 44,800 SF
- 20 Dock high
- 2 Levelers
- 1 Drive-In
- 18' Clear heights
- Warehouse restrooms



## OFFICE

Newly constructed with four private offices, small conference room, large conference room, breakroom, workroom, and reception area



## LOCATION

Optimal access to I-10, I-310 and Highway 61 in a strong industrial corridor



## PARKING

79 Car parks  
22 Trailer parks

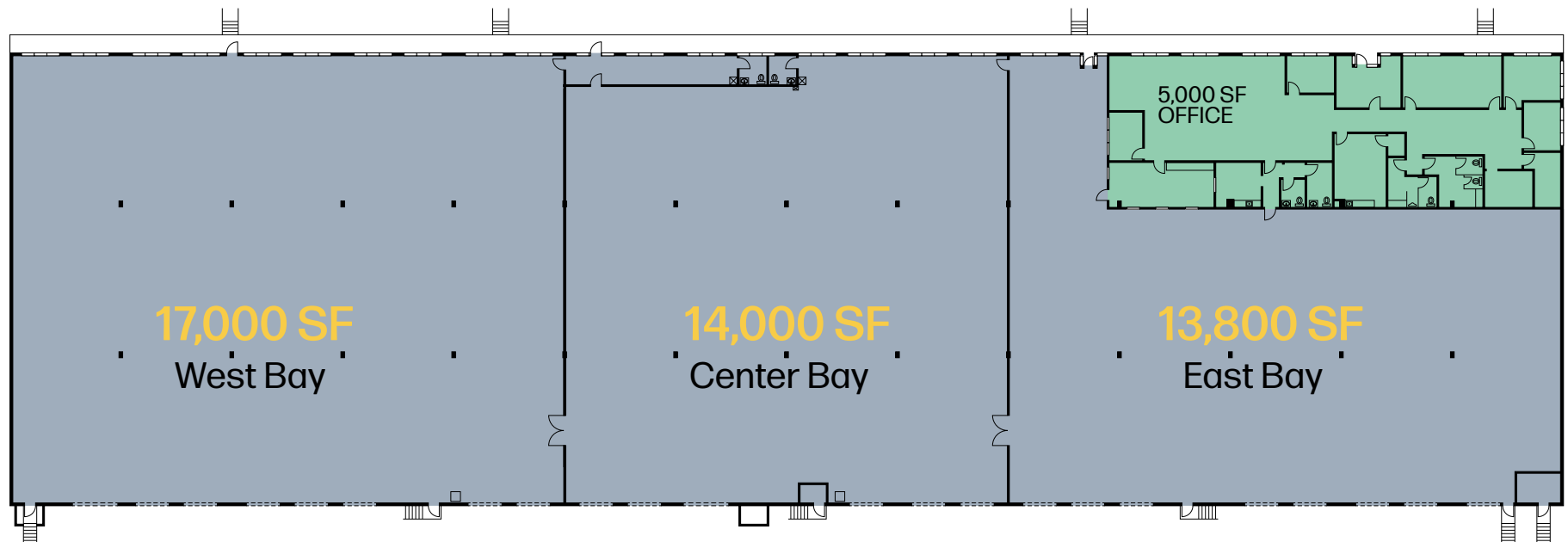
## KEY HIGHLIGHTS

|                     |                  |
|---------------------|------------------|
| Total Available SF  | 49,800 SF        |
| Warehouse SF        | 44,800 SF        |
| Office SF           | 5,000 SF         |
| Sublease Expiration | 12/31/2032       |
| Asking Lease Rate   | \$6.95/SF/YR NNN |

# SITE PLAN



# FLOOR PLAN



## West Bay

- 7 Dock High
- 1 Leveler

## Center Bay

- 5 Dock High
- 1 Leveler
- 1 Drive In

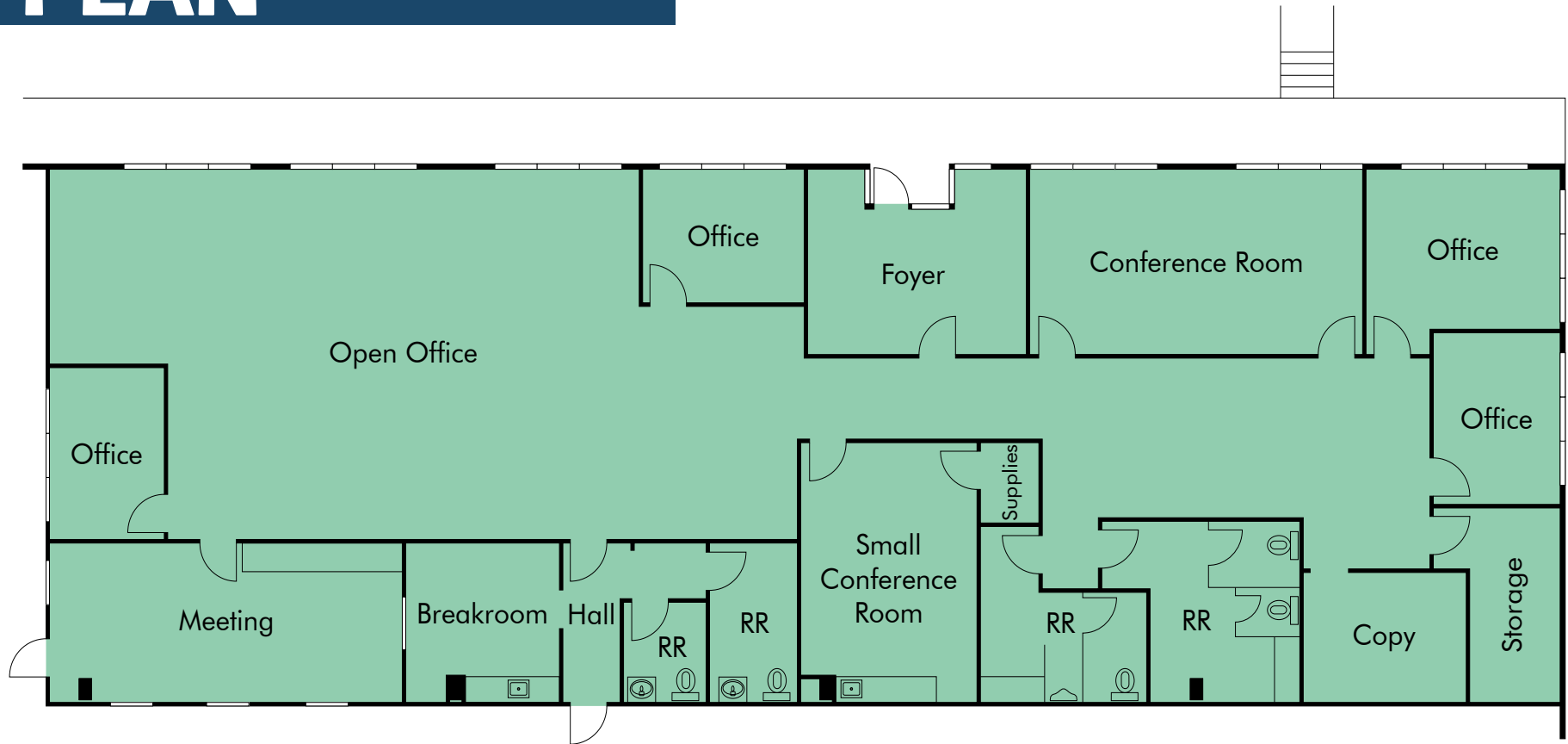
## East Bay

- 8 Dock High
- 5,000 SF Office





# OFFICE FLOOR PLAN



**5,000 SF**  
TOTAL SF

# LOCATION MAP



150 Widgeon

SHREVEPORT

BATON ROUGE

LAKE CHARLES

LAFAYETTE

KENNER

METAIRIE

ST. ROSE

RIVER RIDGE

ELMWOOD

HARAHAN

BRIDGE CITY

WAGGAMAN  
AVONDALE

PORT OF NEW ORLEANS

MARRERO

NEW ORLEANS CBD

FRENCH  
QUARTER

## KEY LOCATIONS

- 1 Louis Armstrong Int'l Airport  
**1.5 MILES**
- 2 Elmwood  
**7.3 MILES**
- 3 Port of New Orleans  
**14.8 MILES**



# IMAGES





# IMAGES





150 WIDGEON DR.  
ST ROSE, LA

FOR LEASE RATE: \$6.95/SF/YR NNN



## FOR MORE INFORMATION

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