

FOR LEASE

Elmwood Distribution Space

1401 SOUTH CLEARVIEW PARKWAY, ELMWOOD, LA 70121

PROPERTY ONE

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PROPERTY DESCRIPTION

±100,000 SF Industrial Distribution Facility - Elmwood Business Park

Positioned along S. Clearview Parkway in the highly desirable Elmwood industrial corridor, this ±100,000 SF distribution space (Suite A) offers an excellent opportunity for warehouse, logistics, and distribution users seeking a highly functional facility with substantial outdoor yard space and convenient access to the Greater New Orleans market.

The space features 33-foot clear ceiling heights, 14 dock-high loading doors, 4 grade-level drive-in doors, and a fully sprinklered warehouse. A spacious truck court provides efficient truck circulation and maneuverability, while approximately 2.5 acres of paved outdoor yard space offers flexibility for trailer storage, fleet operations, or parking for approximately 200 vehicles, with potential for additional parking .

The facility benefits from prominent visibility along S. Clearview Parkway and a strategic location within one of the region's premier industrial and distribution hubs, providing convenient connectivity to major transportation corridors, including Airline Highway, Jefferson Highway, and Interstate 10.

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OFFERING SUMMARY

Lease Rate:	$7.75 SF/YR
Lease Type:	NNN
Available SF:	±100,000 SF
Office Area:	±1,000 SF
Outdoor Yard Area:	±2.5 Acres
OPEX:	$1.45 SF/YR

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HIGHLIGHTS

- ±100,000 SF available for lease (Suite A)
- 33' clear ceiling height
- 14 dock-high loading doors
- 4 grade-level drive-in doors
- Fully sprinklered warehouse
- Large truck court with excellent maneuverability
- ±2.5 acres of paved outdoor yard/parking area
- Capacity for approximately 200 vehicle parking spaces
- Additional parking potentially available
- Prominent frontage and visibility along S. Clearview Parkway
- Strategic Elmwood location with convenient access to major highways and the Greater New Orleans market

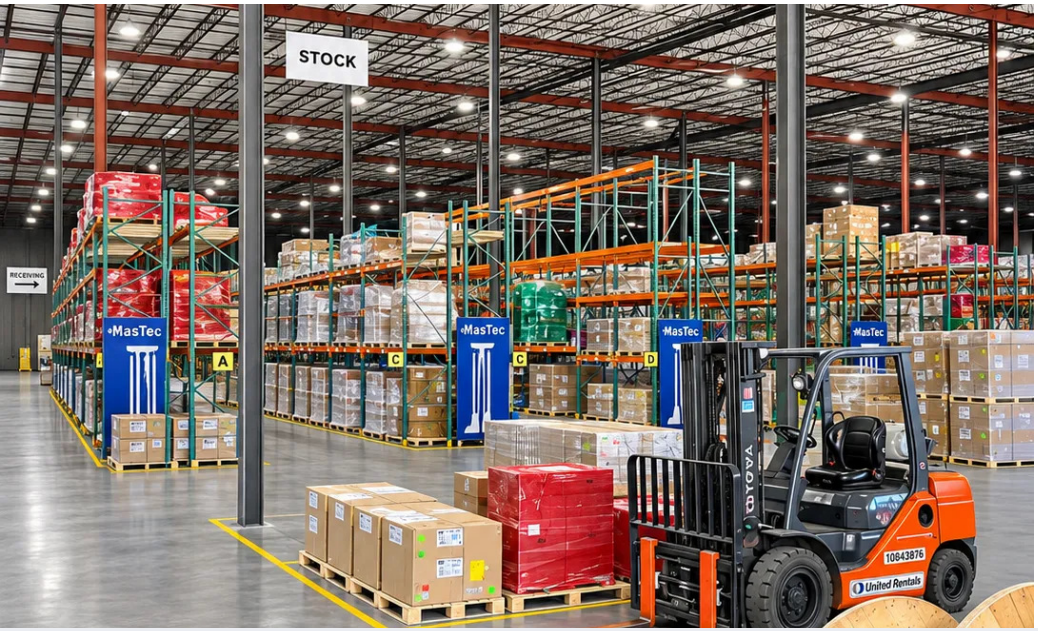


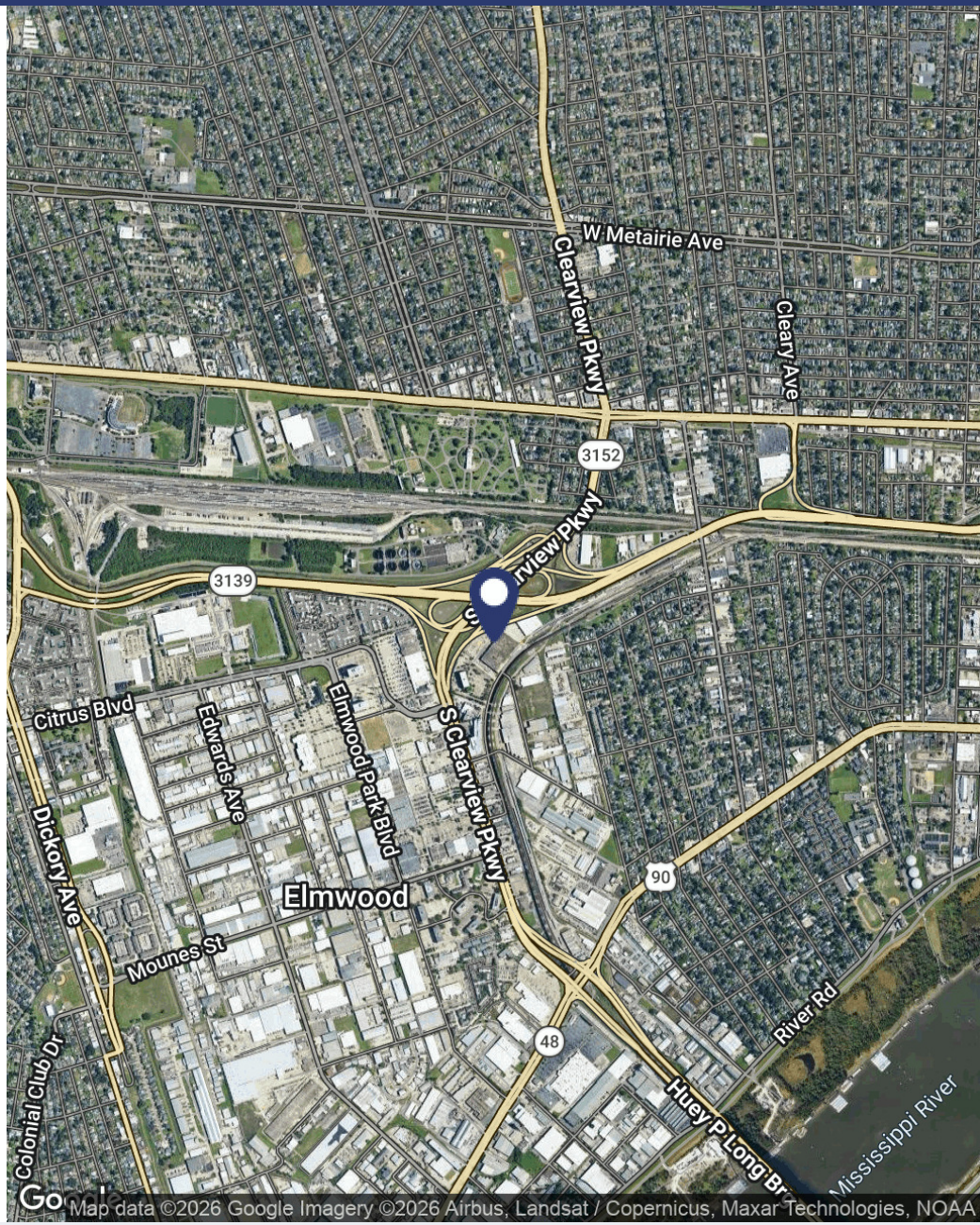
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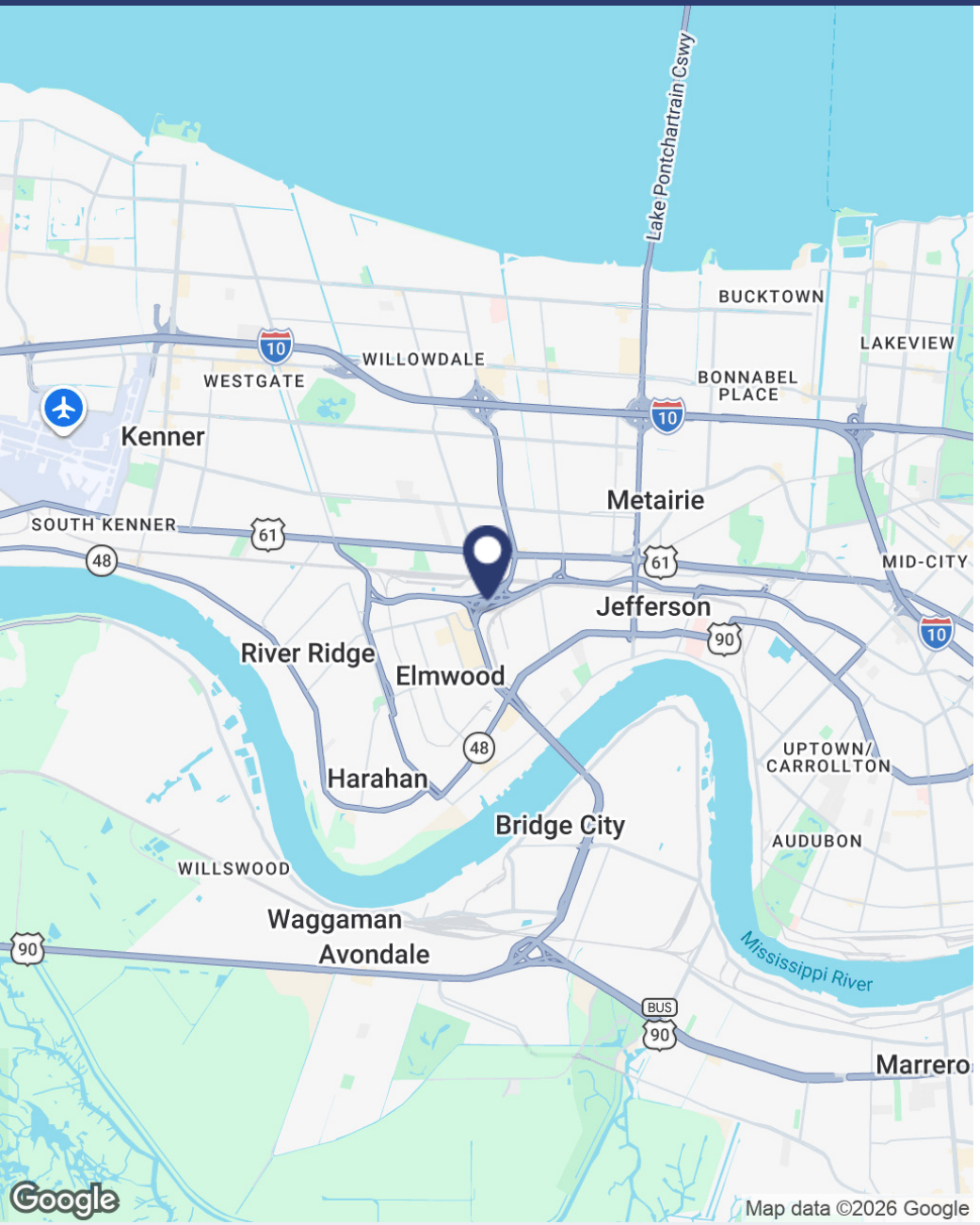


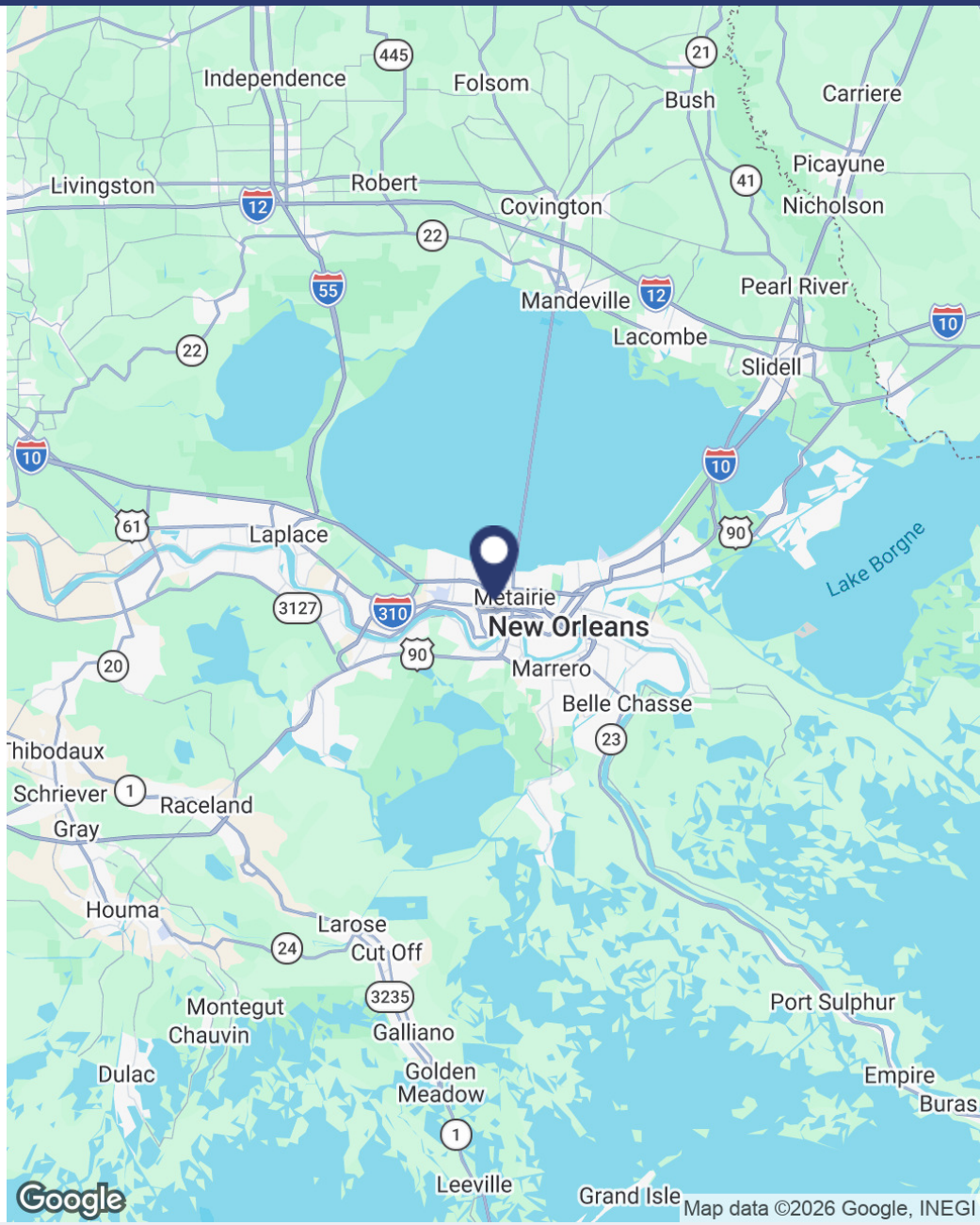


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PRESENTED BY

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