



CORPORATE REALTY

1706 Cannes Dr., LaPlace, LA 70068
985.653.7368 | corp-realty.com

COMMERCIAL SPACE | FOR LEASE

Office/Warehouse in Luling

13959 River Road

LULING, LA 70070

Lauren T. Marmande
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504.908.6158



CONVENIENTLY LOCATED BY HALE BOGGS BRIDGE

13959 River Road, Luling, LA 70070

DESCRIPTION

This 36,500-sf office/warehouse building situated on 2.246 acres is now available for lease. It is located at the corner of River Road and Jackie Bee Lane. It is just one-half mile upriver from the Hale Boggs Memorial Bridge across the Mississippi River and the I-310. This location has easy access to I-310, I-10, and the Louis Armstrong New Orleans International Airport. The one-story property consists of an

office in front with expansive rear warehouse space having 20' eave height. There is a small gated rear storage yard, double truck well and 4-16' high overhead truck loading doors. There is 3-phase electrical service and the warehouse has an extensive pneumatic air delivery system throughout. It is available immediately.

OVERVIEW

SIZE

4,000 sf office
32,500 sf warehouse

LEASE RATE

\$20,000/month (\$6.58/rsf/year), NNN
Triple net charges are expected to be approximately \$2.25/sf



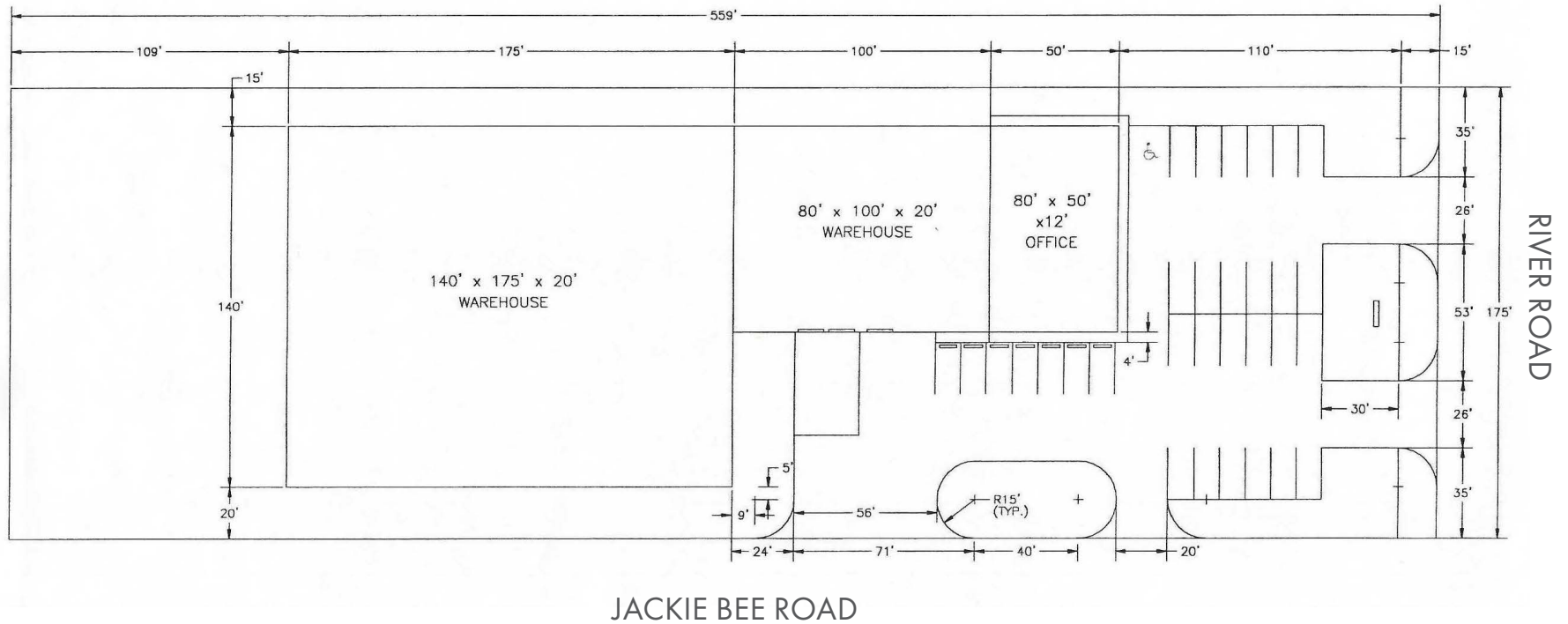
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13959 RIVER ROAD

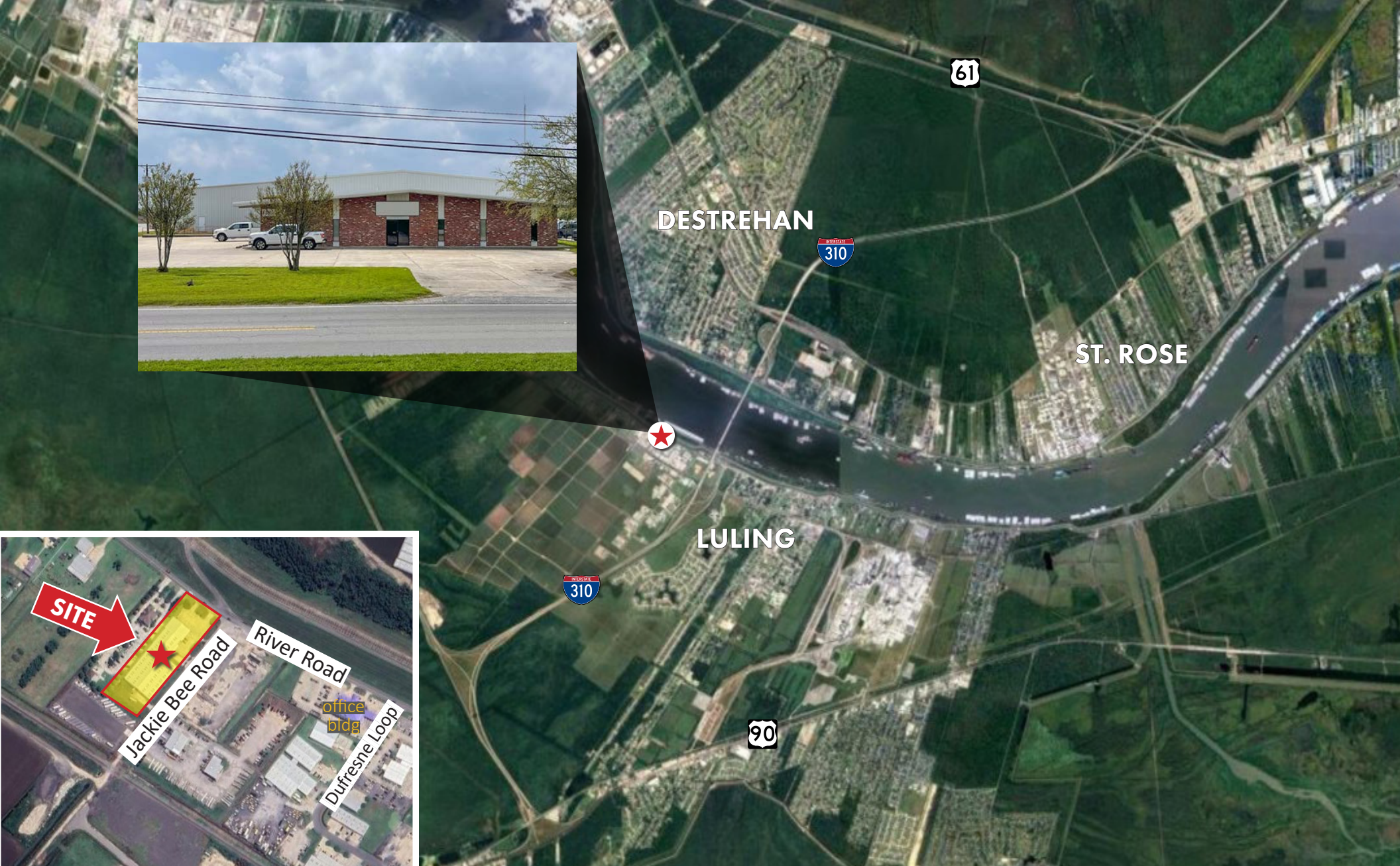
SITE PLAN



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