

# REDUCED

## Large Warehouse & Yard for Lease

5042 Bloomfield Street, Jefferson, LA



**Building Description:**

100,000 sq. ft. concrete tilt-up warehouse facility including approximately 3,000 sq. ft., 2-story main office and a 968 sq. ft. +/- separate office/locker room/warehouse restroom area. Building is sprinklered and has clear heights of 17.5 to 22 feet.

**Site:**

Approximately 213,000 sq. ft. partially paved and partially limed-stoned. All outside storage area is hard-packed from years of product storage and truck traffic.

**Zoning:**

M-2, Industrial District

**Loading:**

Grade level via 5 large overhead doors and dock loading via 2 truck loading docks.

**Available:**

September 1, 2017

**Lease Rate:**

\$3.25 ~~\$3.50~~/sq. ft., net (Net expenses approx. \$.55/sq. ft +/- per year)

**Comment:**

50,000 sq. ft. re-roofed post Katrina; building has never flooded; heavy floor load capacity.



Max J. Derbes, Inc.  
5440 Mounes Street, Ste 100  
New Orleans, LA 70123  
[WWW.MAXDERBES.COM](http://WWW.MAXDERBES.COM)

**CONTACT:**  
David B. Quinn, SIOR  
(504) 733 - 5981  
[david@maxderbes.com](mailto:david@maxderbes.com)