

# REDUCED

## Warehouse Space for Lease

600 St. George Avenue, Jefferson, LA



- Spaces Available:** Up to 98,195 sq. ft. of office/warehouse space. See rough floorplan on reverse.
- Office Suites:** 3,948 sq. ft. +/- potential office (unfinished) Bay 1; 1,000 sq. ft. +/- parts counter/office (Bay 2, accessed on Pontchartrain Road side).
- Loading:** Dock height via covered 12' wide dock on St. George Ave & Pontchartrain Road sides; 2 ramps to grade level @ rear of section at Pontchartrain/St. George corner; portion of truck court area on St. George Avenue side is concrete paved.
- Construction:** Steel frame with concrete block & corrugated transite sheeting on walls. Metal roof (with vinyl backed roof insulation) installed on entire building post Katrina. Fully sprinklered.
- Clear Height:** 11'4" (side) – 20'4" (center)
- Yard:** Small yard/parking area on Pontchartrain Road side of building.
- Available:** Immediately
- Lease Rate:** \$3.10 ~~\$3.50~~/sq. ft., net (Net expenses approx. \$.55/sq. ft +/- per year)



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REALTORS ■

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