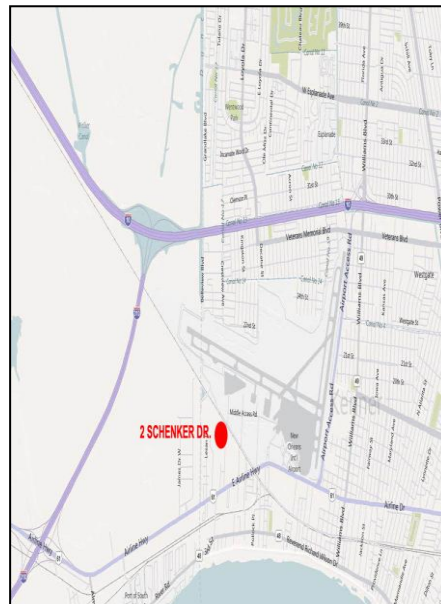


Office & Warehouse Space For Lease

2 Schenker Drive, Kenner, LA



Available Space: 40,000 sq. ft. distribution space
10,000 sq. ft. office space
Two (2) acres fenced/paved truck court

Office Area: The space includes multiple private offices, separate men's and ladies rooms, a conference room, lunch/break room and reception area. Both floors have a similar floorplan.

Warehouse Area: The warehouse has a double recessed dock, 12 façade docks (with levelers) and a recessed ramp to grade. Eave height is 24', peak 30' and columns down center line.

Features: 60+ parking spaces, entirely sprinklered, floor drains in rear of warehouse. Heavy power. Building and 3.6 acre site fully fenced.

Base Lease Rate: \$4.00 per square foot, net



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