

# For Lease

## Elmwood Distribution Warehouse w/Acreage

5733 Citrus Blvd., Jefferson, LA



- Building Area:** 183,000 sq. ft. of office and warehouse area which may be expanded by 25,000 sq. ft. by utilizing the rail dock. (See floorplan attached)
- Office:** 16,912 sq. ft. located in the front building facing Citrus Blvd.
- Land:** 16.53 acres which is almost completely paved. (See survey attached)
- Shop/Maintenance:** 23,400 sq. ft. of shop/maintenance area is included in the total square footage
- Loading:** Dock height via exterior truck wells containing seven (7) doors of 8' x 9' each. Ground level loading is via eleven (11) overhead doors from 12' x 14' to 14' x 18' four of which are located in the main warehouse and the remaining doors are in the shop/maintenance area.
- Eave Height:** 28' with a center of 34'
- Column Spacing:** 50' x 50'
- Zoning:** M-2, Industrial District
- Sprinklered:** The warehouse and office areas are all fully sprinklered
- Rail:** The building possesses a rail line located on the only remaining rail spur in Elmwood Business Park.
- Mezzanine:** The building possesses 9,250 sq. ft. of mezzanine which is not included in the buildings square footage
- Lease Rate:** \$4.95 per sq. ft. on a net lease basis



Max J. Derbes, Inc.  
REALTORS ■

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

**CONTACT:**  
Gerard Henry, SIOR  
(504) 733 - 5985  
[gerard@maxderbes.com](mailto:gerard@maxderbes.com)









