

# For Lease

## Elmwood Distribution Warehouse w/Acreage

5733 Citrus Blvd., Jefferson, LA



- Building Area:** 155,000 sq. ft. of warehouse area which may be expanded by 25,000 sq. ft. by utilizing the rail dock. (See floorplan attached)
- Office:** To be constructed to Tenant's specifications
- 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 facility is fully sprinklered
- Rail:** The building possesses a rail line located on the only remaining rail spur in Elmwood Business Park.
- Lease Rate:** \$5.00 per sq. ft. on a net lease basis



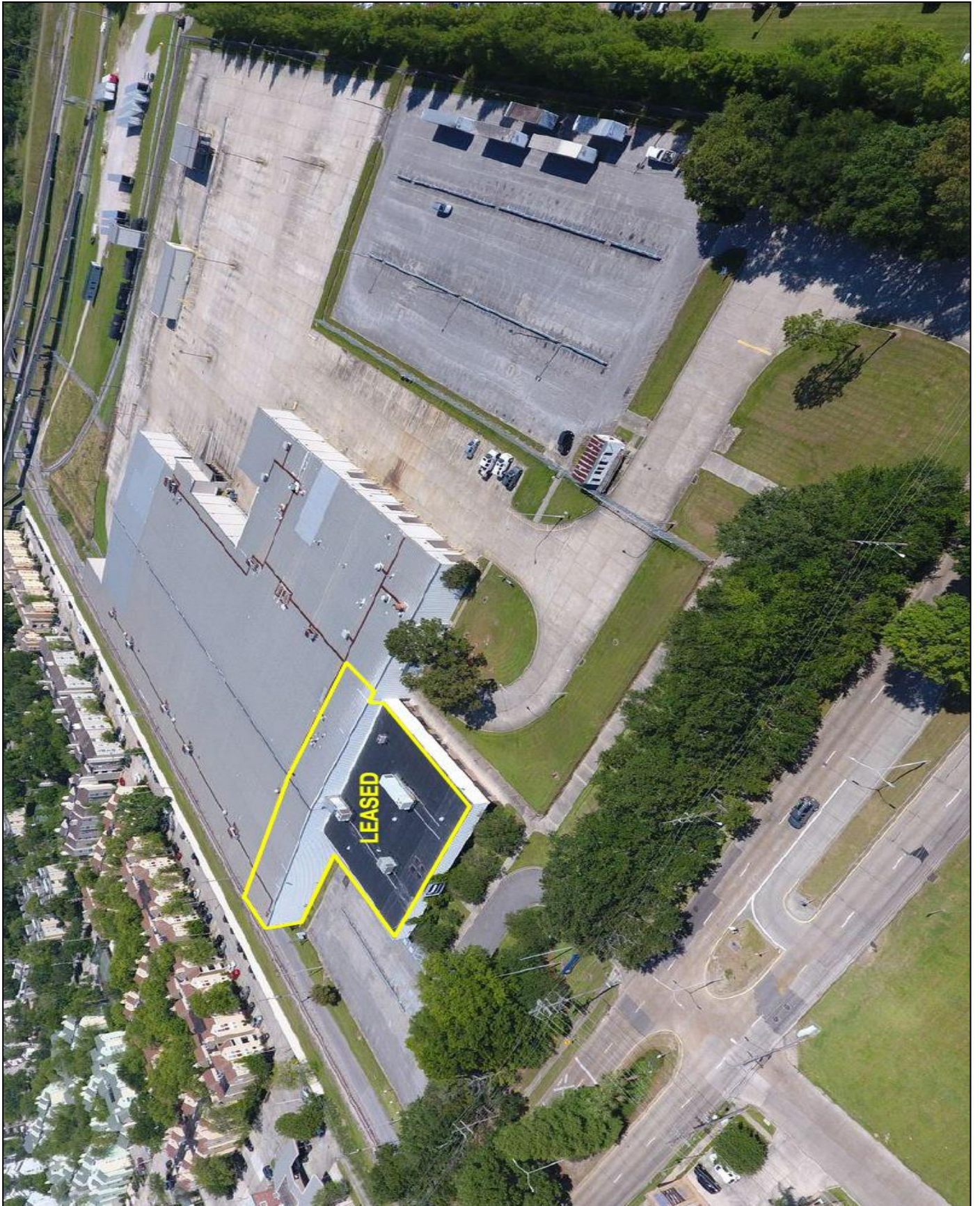
Max J. Derbes, Inc.  
REALTORS ■

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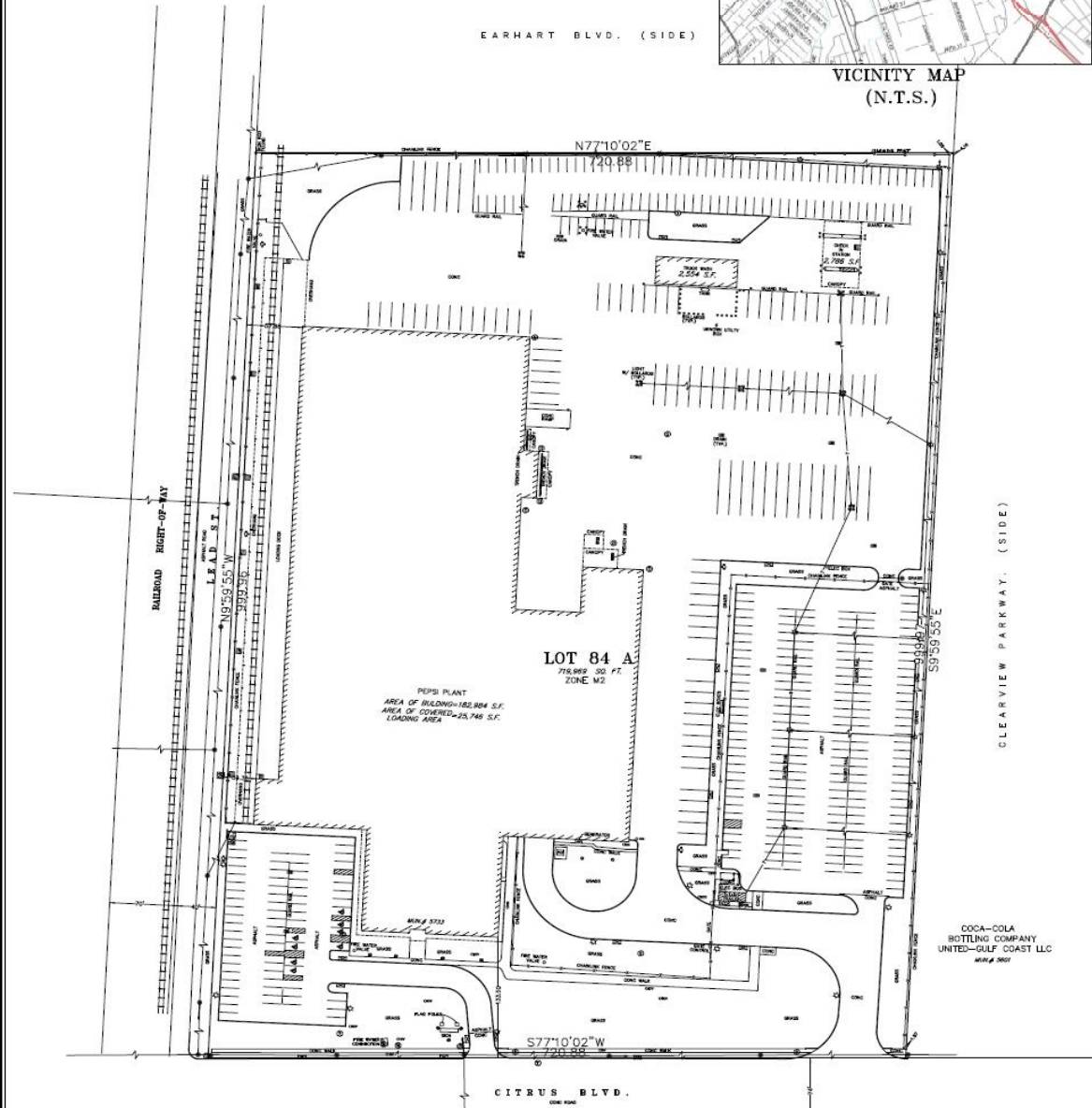
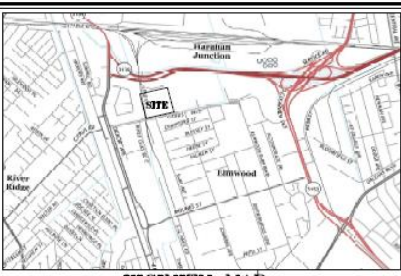








JEFFERSON PARISH, LA  
ELMWOOD BUSINESS PARK  
CITRUS DIVISION



**PARKING SUMMARY**  
STANDARD 300  
HANDICAPPED 10  
TOTAL 310

CERTAIN REQUIREMENTS, E.G. FENCES, WALLS, ETC. MAY BE CONSIDERED IN SCALE FOR CLARITY. INDENTIONS SHOW ACTUAL LOCATIONS.

THIS PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON FEMA COMMUNITY PANEL NUMBER 2201000400 C WAY NUMBER 2201000400 C EFFECTIVE MARCH 23, 1992

**LEGEND**

- GRASS MANHOLE
- WATER MANHOLE
- SEWER MANHOLE
- GAS MANHOLE
- UNDERGROUND ELECTRIC & MANHOLE
- OVERHEAD ELECTRIC & POLE
- UNDERGROUND TELEPHONE & POLE
- OVERHEAD TELEPHONE & MANHOLE
- CITY SIGN
- METEORUS LUNAR SIGN
- METEORUS TRANSFORMER ONLY IMMEDIATE CONTROL WARE
- CIRCULAR SIGN
- UNDER GATE SIGN
- CONCRETE W/ PARKING METERS
- METRIC LIGHT
- GRASS (WATER CLEANSUIT) ONLY SEWER (CLEANSUIT) ONLY WATER VALVE
- LIGHT STANDARD
- WATER METER
- GAS VALVE
- SIGN
- POWER POLE AND GUY ANCHOR

**GRAPHIC SCALE**  
(1" = 100' )  
1" = 100' 0"