

The New Orleans Market News



Max J. Derbes, Inc.
REALTORS



Class A Office Space For Lease

2400 VETERANS BOULEVARD, KENNER

Five-story Class A glass façade office building; renovated suites available from 1,150 to 17,664 s. f. including large call center with furniture in place; free parking available. \$18.50 s. f. fully serviced.

■ Joe Gorman, CCIM (504) 733-7109



Prime St. Charles Ave. Site For Lease/Redevelopment

3401 SAINT CHARLES AVENUE (CORNER LOUISIANA AVE.), NEW ORLEANS

14,324 s. f. ground floor retail space with 2nd floor for a total of 28,560 s. f.; adjacent site and building also available for total site of up to 91,670 s. f.; HU-MU zoning; 19,654 v.p.d. on Saint Charles (2016). Please contact listing agent for further information and pricing.

■ Gerard E. Henry, SIOR (504) 733-4555 or M. Peter Roy (504) 452-2648



Large Warehouse Space For Lease - REDUCED

600 ST. GEORGE AVENUE, JEFFERSON

Up to 98,195 s. f. office/warehouse space; fully sprinklered; 12' wide covered loading dock; available immediately; may subdivide. \$2.85 s. f., net

■ David B. Quinn, SIOR (504) 733-5981



Mississippi Gulf Coast Shipyard For Sale

7801 TRINITY DRIVE, MOSS POINT, MS

207 acres with 50 acres in use as stabilized production yard area; 1,000' LF on the Pascagoula River; high-eave, heavy fabrication buildings; various support office & shop structures; ground-level storage warehouses; traveling gantry cranes; associated platen handling facilities. \$8,950,000.

■ Gerard E. Henry, SIOR (504) 733-4555

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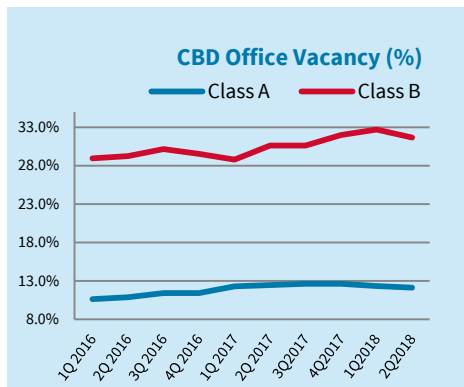
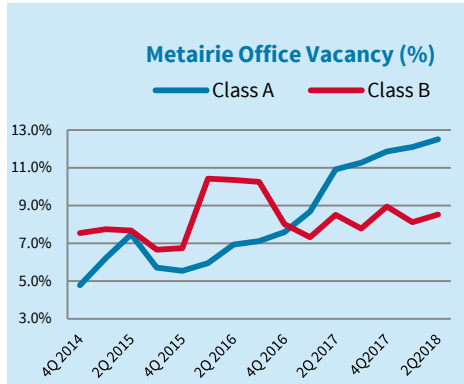
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5440 Mounes Street, Ste. 100
Elmwood Business Park
New Orleans, LA 70123

504.733.4555



Jimmy Newton, CCIM

Market momentum carried throughout the summer riding the big splash by DXC to start 2018. Accruent signed a deal at 400 Poydras for a full floor, and another national accounting firm is looking for 20,000 square feet in the CBD for a call center. The struggle to fill office jobs lost in the oil and gas sector continues to be buoyed by the technology, insurance/risk management and healthcare sectors.

Last quarter, vacancy in Metairie continued its consistent upward trend since the price of oil plummeted in 2014. New businesses and jobs have trended towards the CBD and Elmwood in the suburban market over the past few years. Metairie rates continue to hold steady and in some cases moving upwards for the best Class A options. The suburban landlords will need to land a few larger new business deals or relocations from Orleans Parish to return to the customary vacancy in Metairie. Owner occupants looking for 6,000 to 15,000 sq. ft. continue to find that options without significant renovations required are rare with only two options for sale in the Causeway Corridor. The number of Class B/C buildings for lease between 5,000 to 15,000 sq. ft. in Jefferson Parish rose this quarter to 23 buildings (multiple suites in those buildings), many of which having languished on the market a while. The softening of the market in Metairie has still had minimal impact on Class A rates in this submarket but landlords are having to lower the bar substantially to secure a tenant 5,000 sq. ft. or larger in the non-A building classes.

Class A vacancy downtown is stable and experienced a slight decrease in the first half of 2018, while Class B continues around 30%. However, general consensus is there has been a softening in overall transactional activity, in particular leasing interest from 2,000 to 4,000 sq. ft. tenants. A few full floor leases and the DXC deal moved the needle enough to stave off any appreciable impact of the lower activity levels. As we approach year end, it will be interesting to see if we can generate more new businesses relocating to our market and if any will choose Metairie over the CBD.

Key Lease Transactions 2018

PROPERTY	SF	TENANT	TRANSACTION TYPE	SUBMARKET
Three Lakeway	77,759	GSA	Renewal	Metairie
Galleria	22,796	Postlewaite & Netterville	Renewal	Metairie
400 Poydras Tower	20,000	Accruent	New Lease	CBD
Canal Place	12,357	Zehnder Communications	New Lease	CBD

Key Sale Transactions 2018

PROPERTY	SF	SELLER	BUYER	SUBMARKET
990 N. Corporate	56,055	Elman 880-990 Associates LP	990 N. Corporate Drive LLC	Elmwood
3900 Veterans	30,867	St. Jude Thaddeus LLC	Jefferson Financial Credit Union LLC	Metairie
330 Carondelet	14,409	Beary & Oakes LLC	Williams Land Company LLC	CBD

Office Properties



Exchange Centre CBD Office Suites For Lease

935 GRAVIER STREET, NEW ORLEANS

Renovated office suites, fitness center, conference rooms, sundry shop and restaurant; suites from 1,306 to 20,000 s. f.; \$16.50 - \$18.00 s. f. fully serviced, including entire 15th floor 20,000 rsf.

■ Joe Gorman, CCIM (504) 733-7109



Central Metairie Office Building off Ridgelake Drive For Sale

3120 20th STREET, METAIRIE

7,500 s. f. office building in the heart of the Causeway corridor off Ridgelake Drive, excellent ingress/egress and access; 9,720 s. f. site zoned BC-2; 20 striped parking spaces. \$1,100,000.

■ Jimmy Newton, CCIM (504) 733-8581



North Tower Baton Rouge CBD Sublease - REDUCED

450 LAUREL STREET, BATON ROUGE

10,618 s. f. turn-key office space for sublease; 3 blocks from State Capitol & 1 block from Entertainment District; furniture included. \$12.00 s. f., expiring 2/28/2020.

■ Bert Duvic, CCIM, SIOR (504) 733-4555



Metairie Office Suites For Lease

4532 WEST NAPOLEON AVENUE, METAIRIE

350 to 1,920 s. f. office space available; high-traffic intersection of Clearview Parkway and W. Napoleon Avenue; easy access to I-10 and Veterans Blvd. \$18.50 s. f., gross.

■ Jack Quinn (504) 210-1349



M. Peter Roy Joins Firm

We are pleased to announce M. Peter Roy's addition to our firm as an associate broker specializing in retail brokerage, client representation, and development. During his prior tenure with McDonalds Corporate real estate, he was responsible for the development and management of over 600 locations across the Gulf and Mid-South region over a 28-year period. A graduate of LSU, Peter is a Louisiana and Mississippi licensed real estate broker and a member of The National Association of Realtors, along with the New Orleans Metropolitan Association of Realtors (NOMAR) and the Commercial Investment Division (CID). He has been an active member of the International Council of Shopping Centers (ICSC) since 1988.

Office Properties



Walk-up Office Space For Sublease

5000 RIVER ROAD, HARRAHAN

15,000 s. f. 2nd floor office space; 12 private offices, large conference room, break areas, kitchen, cubicle area; available immediately through May 2024. \$10.00 s. f., gross.

■ Jack Quinn (504) 210-1349



Office Space For Lease

312 TIMESAVER AVENUE, ELMWOOD BUSINESS PARK

Up to 7,285 s. f. office space; subdivided from larger office warehouse facility. \$8.80 s. f., gross, plus janitorial.

■ David B. Quinn, SIOR (504) 733-5981 or Jack Quinn (504) 210-1349



Central City Office For Sale or Lease

1131 REV. JOHN RAPHAEL JR. WAY, NEW ORLEANS

1,165 s. f. converted double office building; brand new renovation from the studs out; layout includes entry / foyer, 2 private offices, large open work area/conference. \$1,875/ month, gross or \$232,000.

■ Bryce French (504) 427-2090



Elmwood Office Suites For Lease

5732 SALMEN STREET, ELMWOOD BUSINESS PARK

2,080, 2,920 or 5,000 s. f. office space; private offices, conference room, large cubicle area and reception/showroom; 15 parking spaces. \$10.00 s. f., net.

■ Bert Duvic, CCIM, SIOR (504) 733-4555



Office Space For Lease

#2 SCHENKERS DRIVE, KENNER

Suite B: 4,000 s. f. office space on second floor; includes multiple private offices, separate men's and ladies rooms, a conference room and lunch/break room. \$6.00 s. f., net.

■ Bert Duvic CCIM, SIOR (504) 733-4555



Elmwood Office Space For Lease

5809 CITRUS BOULEVARD, ELMWOOD BUSINESS PARK

Suite 200 – 1,250 s. f. second floor; \$1,535 per month, net of utilities.
Suite 201 – 450 sq. ft. second floor; \$600 per month, net of utilities.

■ Joe Gorman, CCIM (504) 733-7109

Office Properties



Metairie Office/Service Center Building

3016 GALLERIA DRIVE, METAIRIE

7,052 s. f. commercial bldg. with 5,976 s. f. office/AC work area & 1,076 s. f. non-AC storage; security system + generator; 12,000 s. f. site zoned BC-2; near new development @ Causeway & I-10. \$6,170/month, net.

■ David B. Quinn, SIOR (504) 733-5981



Office Space For Lease

5201 WESTBANK EXPRESSWAY, MARRERO

4-story building featuring renovated suites, excellent rates, onsite management, and ample parking. Suites available from 511 to 3,811 s. f.; \$15.00 - \$18.00 s. f., full service.

■ Bryce French (504) 427-2090



Metairie Office Suites For Lease

2920 KINGMAN STREET, METAIRIE

2 story office building near Clearview and Interstate 10; second floor suite 1,328 s. f. available; \$1,700 per month, full service, 5 day janitorial.

■ Keith G. Henry, SIOR (504) 733-2299



Metairie Office Space For Lease

2615-2617 EDENBORN AVENUE, METAIRIE

Prime Metairie location with convenient access to I-10, Veterans Blvd. and Causeway; Suite C: 1,680 s.f.; \$12.50 s.f., gross. Suite D: 2,520 s. f.; \$10.00 s. f., gross.

■ Bryce French (504) 427-2090



Elmwood Office Suites For Lease

5413 POWELL STREET, ELMWOOD BUSINESS PARK

800-1,650 s. f. recently renovated office space; \$750 to \$800/month per suite, gross. Discount for multiple suites.

■ Keith G. Henry, SIOR (504) 733-2299



Metairie Office Space For Lease

3233 LISA DRIVE, METAIRIE

2,100 s. f. second floor office; layout includes 6 offices, 1 conference room, 1 break room, 2 restrooms; one block off of Veterans Blvd. \$1,400.00 per month, gross.

■ Jack Quinn (504) 210-1349

Retail/Commercial Properties



Prime Metairie Retail Building For Lease

4300 WEST ESPLANADE AVENUE, METAIRIE

21,600 s. f. freestanding retail space at corner Houma Blvd. and West Esplanade Ave. at entrance of East Jefferson Hospital; 60,612 s. f. site zoned H-2, Medical Service District. \$35.00 s.f., net.

■ Gerard E. Henry, SIOR (504) 733-4555



Prime Uptown Retail Building For Lease

1133 SOUTH CARROLLTON AVENUE, NEW ORLEANS

7,613 s. f. freestanding building; land area 14,283 s. f. corner of Carrollton and Oak Street; adjacent lot 11,803 s. f. could also be leased separately. \$35.00 s.f., net.

■ Gerard E. Henry, SIOR (504) 733-4555



Juban Crossing Lifestyle Center Retail & Restaurant Sites

I-12 & JUBAN ROAD, DENHAM SPRINGS, LA

Ground lease pad sites for lease in Juban Crossing lifestyle center retail development; tenants include Academy, Old Navy, Rouses, Walk-Ons, Movie Tavern, etc. \$1.50 - \$2.50 s. f. (on ground lease) per year, net.

■ M. Peter Roy (504) 452-2648



Prime Retail Building For Lease

2669 CANAL STREET, NEW ORLEANS

10,042 s. f. retail space corner of Canal and Broad Street; site area 32,517 s. f. (also available 7,070 s. f. rear lot); HU-MU zoning; 22,842 vpd on Canal; 31,076 vpd on Broad. \$40.00 s. f. , net.

■ M. Peter Roy (504) 452-2648



Prime Retail Building For Lease

497 TERRY PARKWAY, GRETNA

12,000 s. f. retail space; land area 60,139 s. f.; conveniently located at the crossroads of Terry Parkway and Stumpf Boulevard; traffic count 30,300 vehicles per day on Terry Parkway. \$14.00 s. f., net.

■ M. Peter Roy (504) 452-2648



Prime Retail Building For Lease

5661 BULLARD AVENUE, NEW ORLEANS

15,752 square feet of freestanding retail space; 59,912 s. f. site corner of Bullard and Lake Forest Boulevard; 12,000 v.p.d. on Bullard Avenue. \$15.00 s. f., net.

■ M. Peter Roy (504) 452-2648

Retail/Commercial Properties



66 Acre Interstate 10 Development Site

MALLETT ROAD FRONTING I-10, D'IBERVILLE, MS

2,500' frontage on I-10, plus 2,500' along future Mallett Rd. extension; 2 MM s. f. retail nearby at I-110 exit; great access off of I-10 and nearby I-110; 80,000+ vehicles per day pass site on I-10; will subdivide.

■ David B. Quinn, SIOR (504) 733-4555



Retail Acreage Across From Wal-Mart

501 HOSPITAL ROAD, NEW ROADS, LA

Up to 1.2 acres prime commercial re-development opportunity across from Wal-Mart Supercenter at the only traffic signalized location along Hospital Rd. Please contact listing agent for pricing.

■ M. Peter Roy (504) 452-2648



La Hwy 59 Near Interstate 12 Tract For Sale

LA-59 AT INTERSTATE 12, MANDEVILLE

40,075 s. f. commercially zoned tract ideal for retail, office or light industrial development; adjacent land available. \$488,000.

■ M. Peter Roy (504) 452-2648



Prime Commercial Land For Sale

LA HIGHWAY 59, MANDEVILLE

5.1 acres with 261' frontage just north of LA Highway 1088 intersection; NC-4 zoning; strong income demographics & traffic count of 21,725 vehicles per day; adjacent land available. \$1,250,000.

■ Ben Derbes, CCIM (504) 733-6703



Lakeview Prime Office or Light Retail For Lease

425 HARRISON AVENUE, NEW ORLEANS - UNDER CONSTRUCTION BY NOV. 2018

Up to 6,163 total sq. ft. of office or light retail space; proposed Fifth District Lakeview Center development; three separate lease spaces will be offered on 2 floors. \$38.00 s. f. (1st floor) \$27.00 s. f. (2nd floor), net.

■ M. Peter Roy (504) 452-2648



Metairie Retail/Office For Lease

7005 MAGNOLIA COURT, METAIRIE

4,370 contiguous s. f. retail/office space; can be subdivided; ample parking; one block off Veterans Blvd. \$13.00 s. f., gross.

■ Jack Quinn (504) 210-1349

Retail/Commercial Properties



Prime CBD Site For Lease
537 S CLAIBORNE AVENUE, NEW ORLEANS

Incredible location across from the Superdome at Poydras & South Claiborne with frontage on Poydras, S. Claiborne, and S. Roman Streets; up to 10,500 s.f. building on 12,495 s.f. site. \$30.00 s. f., net.

■ Bryce French (504) 427-2090



Ground Lease C-Store/Corner Site
16019 & 16037 AIRLINE HIGHWAY, PRAIRIEVILLE

Hard corner Airline Highway and Post Office Road; 0.95 acres improved with 3,600 s. f. Chevron convenience store; \$872,000. Adjacent 2.12 acres wraps hard corner - \$1,320,000.

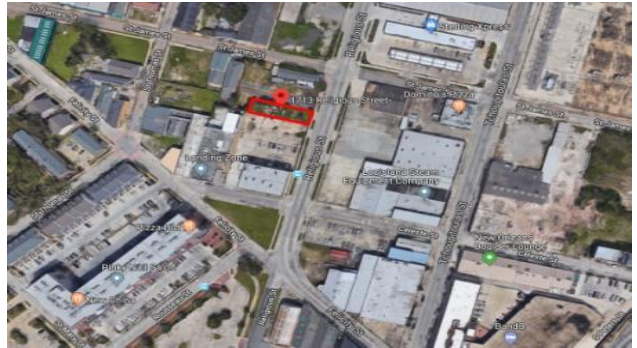
■ Bryce French (504) 427-2090



Slidell Commercial Acreage For Sale
EAST HOWZE BEACH ROAD, SLIDELL

10 acres of prime developable land on south side Interstate 10 at the Oak Harbor exit; good visibility from interstate; PUD zoning. \$1.55 s. f.

■ Bert Duvic, CCIM, SIOR (504) 733-4555



Lower Garden District Lot for Sale
1713 RELIGIOUS STREET, NEW ORLEANS

4,087 s. f. vacant lot; MU-2 High Intensity Mixed Use District zoning allowing residential, commercial, industrial, institutional, and open space uses; one block from Tchoupitoulas Street. \$200,000.

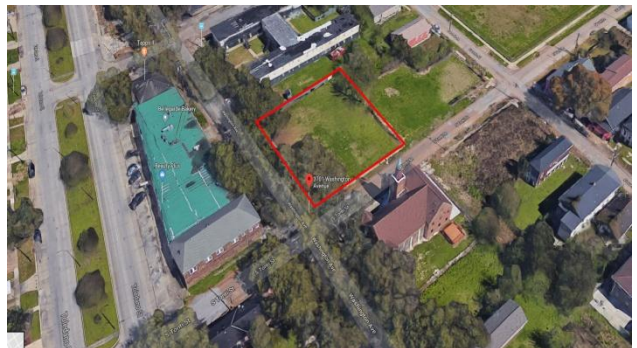
■ Bryce French (504) 427-2090



Washington at Broad - Ground Lease or Build to Suit
4041 WASHINGTON AVENUE/1520 SOUTH WHITE STREET, NEW ORLEANS

3,485 s. f. vacant land zoned MU-1, Medium Intensity Mixed Use; plus additional 7,290 s. f. land zoned C-1, one block to the rear; available for ground lease or build-to-suit; please contact agent for info/pricing.

■ Bryce French (504) 427-2090



Central City Ground Lease or Build to Suit
3701 - 3705 WASHINGTON AVENUE, NEW ORLEANS

13,289 s. f. vacant land available for ground lease or build-to-suit; HU-B1 zoning allowing residential, commercial, institutional, and open space uses; please contact listing agent for further information/pricing.

■ Bryce French (504) 427-2090

Retail/Commercial Properties



Metairie Retail Space For Lease

516 VETERANS BOULEVARD, METAIRIE

7,800 s. f. of recently renovated retail/showroom space; pylon signage available; 31 parking spaces; average daily traffic count is 27,200 eastbound cars. \$13.75 s. f., net.

■ Jimmy Newton, CCIM (504) 733-8581



Metairie Investment Opportunity

2900 CLEARY AVENUE, METAIRIE

1,972 s. f. including two currently leased suites; C-2, Commercial zoning; currently produces \$2,529/month; billboard income to transfer with property. \$350,000.

■ Joe Gorman, CCIM (504) 733-7109



Retail/Showroom For Lease

2721 - 2727 N. CAUSEWAY BOULEVARD, METAIRIE

Suite B: 2,799 s. f. located near intersection of Veterans Blvd. and N. Causeway; large open showroom, office, 2 storage rooms and restroom. \$3,498 per month, net.

■ Joe Gorman, CCIM (504) 733-7109



Commercial Site For Sale

1000 BLOCK SEVEN OAKS AVENUE, BRIDGE CITY

26,141 s. f. site on former Bridge City Avenue near newly completed Huey P. Long Bridge; next to new Dollar General; cleared and filled. \$6.50 per s. f.

■ Keith G. Henry, SIOR (504) 733-2299



Westbank Commercial For Lease

403 BARATARIA BLVD., MARRERO

2,596 s. f. commercial building corner 4th Street; large external covered area; ample parking on 25,518 s. f. site zoned C-2, Commercial. \$2,650 per month, modified gross.

■ Bryce French (504) 427-2090



Westbank Commercial For Lease

3535 WESTBANK EXPRESSWAY, HARVEY

3,500 s. f. in high traffic high visibility location on Westbank Expressway; space newly renovated to white box status. \$2,150 per month, gross.

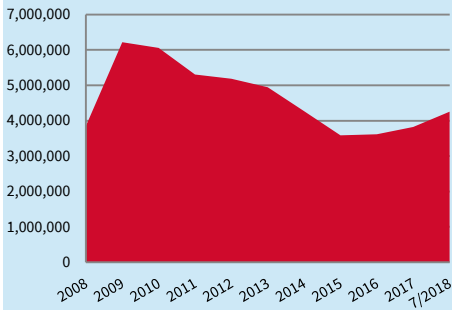
■ Bryce French (504) 427-2090

Industrial Market Trends



Max J. Derbes, Inc.
REALTORS

Available Industrial (S.F.)



Available inventory in the New Orleans metropolitan industrial market continued to edge higher in the first half of 2018. A strong purchase market and increasing lease interest though mid-year provided positive signs of future absorption.

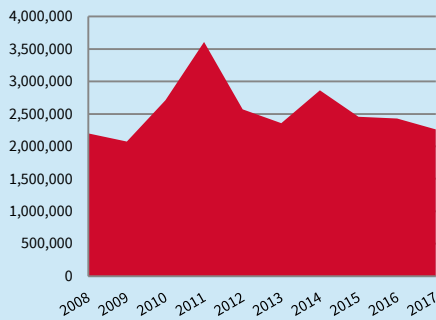
Overall available industrial space increased 11% from 3,825,000 s. f. at year-end 2017 to 4,255,000 s. f. at mid-year 2018. New sales and leasing activity for the first half of this year was 1,050,000 s. f., keeping pace with the deal volume of recent years. Unit sale prices continue to increase for demand submarkets and lease rates are primarily stable. A significant percentage of inventory exhibits functional or other obsolescence.

Development now looks west and north with recent trading in St. Charles Parish land sites and accelerated interest in the Interstate 12 corridor north of Lake Pontchartrain. Federal approval of levee funding for the River Parishes may open further westward opportunities.

The region awaits decision on the proposed redevelopment of the former Avondale Shipyard among resolutions of support from port and economic development officials. The announcement of Dixie Brewery joining the redevelopment of the former MacFrugals warehouse site is positive news for the New Orleans East submarket.

Key market indicators point to a balanced environment in the period ahead. Further stabilization in oil and gas is key to local markets. Global trade negotiations with potential tariff impacts loom as a potential negative influence. Our forecast is for continued incremental addition to inventory, as the market adjusts from recent supply lows and winds down from a long economic recovery ongoing in New Orleans.

Industrial Activity (S.F.)



Key Lease Transactions 2018

PROPERTY	SF	TENANT	TRANSACTION TYPE	SUBMARKET
1400 South Clearview	100,000	Mastec	New Lease	Elmwood
3501 Jourdan	80,000	Dixie Brewery	New Lease	NO East
525 Elmwood Park	38,000	Trident Maritime	New Lease	Elmwood

Key Sale Transactions 2018

PROPERTY	SF	SELLER	BUYER	SUBMARKET
800 Webb	71,000	Webb Street Partners LLC	800 Webb Property Partners LLC	Elmwood
250 East Willow	65,000	MacBrandon Industries	250 Willow LLC	Hammond
1201 Edwards	87,000	Folger Coffee Company	Community Assets and Properties	Elmwood
200 L and A	72,000	200 L and A Road LLP	Container Realty and Construction	Labarre

Industrial Properties



Elmwood Distribution Warehouse with Acreage

5733 CITRUS BOULEVARD, ELMWOOD BUSINESS PARK

155,000 s. f. with build-to-suit offices; 17 acres mostly paved; loading via 7 truck well doors & 11 ground level doors; 28' eave with 34' center height; fully sprinklered; rail served. \$5.00 s. f., net.

■ Gerard E. Henry, SIOR (504) 733-4555

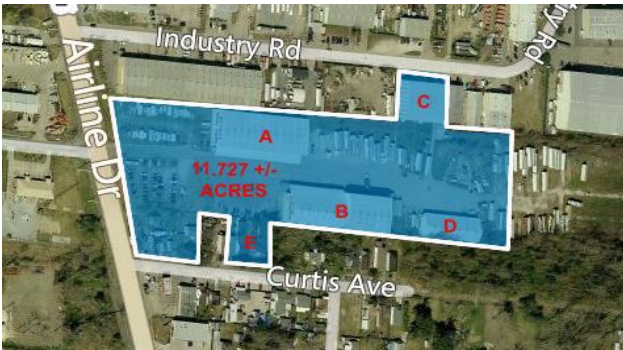


Mississippi Gulf Coast Shipyard For Sale

7801 TRINITY DRIVE, MOSS POINT, MS

56.13 acres; stabilized production yard area; 1,400' LF on Escatawpa River; fabrication shop and offices; ground-level storage warehouses; traveling gantry cranes; platen handling facilities. \$5,500,000.

■ Gerard E. Henry, SIOR (504) 733-4555



Airline Drive Property For Sale

100 W. AIRLINE DRIVE, KENNER

95,250 s. f. semi-dock height storage warehouse complex with 6,400 s. f. offices; 33.5' clear height; 11.7 acres zoned C-2/H-I; excellent visibility; \$3,650,000. Owner may subdivide/lease bldgs. separately.

■ Ben Derbes, CCIM (504) 733-6703



Large Crane-Served Fabrication Facility For Sale

3310 PORT & HARBOR DRIVE, PEARLINGTON, MS

72,000 s. f. heavy fabrication facility served by 8 overhead cranes (5 - 10 ton capacity); 10-ton exterior gantry crane; two 2,400 s. f. office areas; 9.69 acres; rail adjacent & water access nearby. \$2,650,000.

■ David B. Quinn, SIOR (504) 733-5981 (co-listed with NAI Sawyer)



598 Acres Mississippi River Industrial Site

16111 LA HIGHWAY 23, BELLE CHASSE, PLAQUEMINES PARISH

598 acre deep water rail-served industrial site 15 miles downriver from New Orleans; 7,000 linear feet river frontage suitable for barge fleetings & ship dock; sale, lease, or joint venture opportunities available.

■ Bryce French (504) 427-2090



Elmwood Processing/Distribution Warehouse For Sale

698 ST. GEORGE AVENUE, JEFFERSON

86,427 s. f. with 12,180 s. f. offices; 15' - 28' eaves; dock height loading; prior food processing plant with dry storage, cold storage freezer, and boiler which can remain or be removed. Reduced to \$1,650,000.

■ David B. Quinn, SIOR (504) 733-5981 or Bryce French (504) 427-2090

Industrial Properties



Class A Distribution Warehouse For Sale

2810 LOUISE STREET, PASCAGOULA, MS

76,000 s. f. with 3,350 s. f. offices; 30' center clear height, 25' side eave height; ground loading via (3) 14' x 24' + (2) 12' x 14' overhead doors + covered loading dock; sprinklered; built in 2001. \$2,500,000.

■ Gerard E. Henry, SIOR (504) 733-4555



Industrial Lot For Sale

JUDGE EDWARD DUFRESNE PARKWAY, LULING

Approx. 92,129 s. f. industrial lot described as Lot 9A, Esperanza Business Park. Approx. 200' frontage on Judge Edward Dufresne Parkway; just off LA Hwy. 18 (River Rd.) at I-310. \$459,000.

■ David B. Quinn, SIOR (504) 733-5981



Elmwood Distribution Warehouse For Lease

700 EDWARDS AVENUE, ELMWOOD BUSINESS PARK

57,600 s. f. dock height, high cube sprinklered warehouse space; covered loading dock; 20' to 23' clear height. \$4.50 s. f., net.

■ David B. Quinn, SIOR (504) 733-5981



Distribution Space with Yard For Lease

803 JEFFERSON HIGHWAY, JEFFERSON

42,431 s. f. distribution space with 7,500 s. f. offices; 24' eave with 28' center height; one dock height door and one ramp; fully sprinklered; 1.6 acres yard with additional land available. \$5.50 s. f., net.

■ Gerard E. Henry, SIOR (504) 733-4555



Crane Served Fabrication Facility Available

129 E. THIRD STREET, KENNER

37,504 s. f. facility with 5,561 s. f. offices; two 3-ton cranes & four 5-ton cranes; 3.48 acre site zoned Special Industrial. \$16,500 per month on a net lease basis or \$2,250,000.

■ David B. Quinn, SIOR (504) 733-5981 or Jack Quinn (504) 210-1349



Northshore Warehouse For Sale or Lease

1744 SOUTH LANE, MANDEVILLE

35,656 s. f. including 2,139 s. f. offices; 2.53 acres zoned M-2; 24' eaves; double truck wells, two 14' x 14' ground level doors; 800 AMP 3-phase power. Please contact agent for more information.

■ Ben Derbes, CCIM (504) 733-6703 (Owner/Agent)

Industrial Properties



Elmwood Distribution Warehouse with Yard For Sublease

1420 SAMS AVENUE, ELMWOOD BUSINESS PARK

54,600 s. f. warehouse with 2,800 s. f. offices; 23' side eave, 26' center; dock loading; fully sprinklered; 25,000 sq. ft. yard, which is completely paved and fenced; expires 5/31/2020. \$4.00 s. f., net.

■ Jack Quinn (504) 210-1349



Elmwood Office/Warehouse For Lease

1021 AL DAVIS ROAD NORTH, ELMWOOD BUSINESS PARK

9,400 s. f. warehouse with build-to-suit offices; 18' side eave, 20' center; ground level loading via two (2) 10' x 14' overhead doors. \$7.00 s. f., net (including 750 s.f. office to be constructed).

■ Gerard E. Henry, SIOR (504) 733-4555



Industrial Acreage For Sale

FOUNDRY ROAD, WAGGAMAN

45.4 acres undeveloped land zoned M-2, Industrial District; adjacent to fabrication and manufacturing facilities. \$1,663,777.

■ Gerard E. Henry, SIOR (504) 733-4555



Distribution Warehouse For Lease

#2 SCHENKERS DRIVE, KENNER

40,000 s. f. including 200 s. f. office area; office can be expanded by 4,000 s. f. second floor office; 18' clear height; sprinklered; 12 dock doors; 1 double recessed dock; 1 ramp. \$4.00 s. f., net.

■ Bert Duvic, CCIM, SIOR (504) 733-4555



West Bank Industrial Land

NINE MILE POINT ROAD WEST, BRIDGE CITY

10.39 acres near newly expanded Huey P. Long Bridge; zoned M-1; excellent access to eastbank. \$2.85 s. f. Nearby 9.62 ac. site at end of Utah Beach Dr. also available, cheap.

■ Keith G. Henry, SIOR (504) 733-2299



Large Industrial Site For Sale

ALMONASTER AVENUE, NEW ORLEANS

42 acres cleared & filled east of Industrial Canal; net usable land area 32 +/- acres; zoned heavy industrial; near Crescent Crown Distributing and new Dixie Beer warehouse. \$1,299,000.

■ David B. Quinn, SIOR (504) 733-5981 or Jack Quinn (504) 210-1349

Industrial Properties



Airport Heavy Industrial Land For Sale or Lease

WEST ACCESS ROAD, KENNER

1.6 acres near airport; Heavy Industrial zoning; \$5,750/month, gross or \$990,000 (\$495,000 for 35,000 s. f.).

■ Ben Derbes, CCIM (504) 733-6703



Industrial Building for Sale

200 FUNSTON STREET, ELMWOOD

15,000 s. f. with 2,600 s. f. offices on 2 floors; clear span with 20' eaves; 4 ground level doors plus truckwell; 49,997 s. f. site zoned M-1, Industrial. \$650,000.

■ Bert Duvic, CCIM, SIOR (504) 733-4555

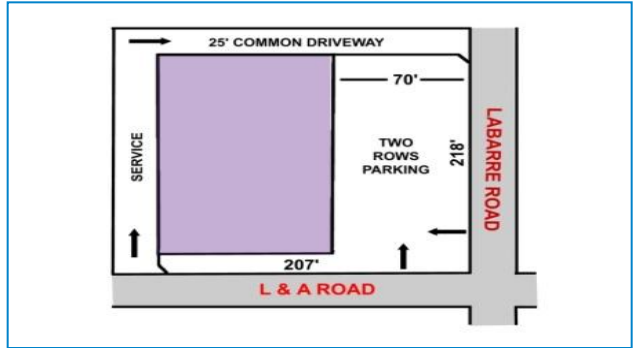


Industrial Site For Sale or Lease

1152 FIRST AVENUE, HARVEY

Three acres fenced, gated, filled, compacted, and pole lit with office trailer; zoned M-1, Industrial District. \$784,000 or available in 1 acre parcels (\$6.00 s. f.). Lease \$4,138.20 per month, gross.

■ Bryce French (504) 427-2090



Office Warehouse For Lease

LABARRE ROAD @ L & A ROAD, LABARRE BUSINESS PARK

Proposed 16,000 s. f. warehouse facility; prominent corner site near park entrance; build-to-suit offices; please call for pricing.

■ Gerard E. Henry, SIOR (504) 733-4555



Elmwood Office/Warehouse For Lease

5118 STOREY STREET, ELMWOOD BUSINESS PARK

9,500 s. f. with 1,000 s. f. offices; 14' eave; 16' center clear; truckwell plus one ground level loading door. \$4.75 s. f., gross.

■ Jack Quinn (504) 210-1349



Elmwood Office Warehouse Suite For Lease

5612 JENSEN STREET, ELMWOOD BUSINESS PARK

Suite G: 3,600 s. f. with 800 s. f. offices; ground level loading via one 12' x 12' overhead door; ample parking; located in the heart of Elmwood. \$2,025 per month, gross.

■ Bryce French (504) 427-2090

Industrial Properties



Ponchatoula Warehouse Investment For Sale

250 EAST WILLOW STREET, PONCHATOLA

65,973 s. f. with 61,451 s. f. sprinklered main warehouse & 2 ancillary outbuildings of 4,522 s. f.; dock & grade loading; 4.6 acre +/- site; main warehouse leased through 4/30/20. \$1,350,000.

■ David B. Quinn, SIOR (504) 733-5981 or Jack Quinn (504) 210-1349



Crane Served Fabrication Shop with Yard For Sale

55 LOUISIANA STREET, WESTWEGO

11,700 s. f. with 1,800 s. f. offices; 16' - 20' eave; served by four (4) overhead cranes; 5 ground level doors; 800 amp, 120/230v, 3-phase electrical service. \$418,500.

■ Jack Quinn (504) 210-1349



Office/Warehouse Suite for Lease

940-A INDUSTRY ROAD, KENNER

Suite #7: 12,000 s. f. with 1,000 s. f. offices; 24' eaves; three dock height doors (one with ramp); sprinklered. \$3.50 s. f., net.

■ David B. Quinn, SIOR (504) 733-5981



Climate Controlled Warehouse For Lease

1751 AIRLINE DRIVE, METAIRIE

27,357 s. f. sprinklered office/warehouse on 2 floors; 1st floor 11,181 s. f. with 14' eave; 2nd floor 16,176 s.f. climate controlled with 24' eave; 4 docks. \$4.95 s. f., net.

■ Ben Derbes, CCIM (504) 733-6703



Hammond Office/Warehouse Space For Lease

116 ROBIN HOOD DRIVE, HAMMOND

2,925 to 4,250 sq. ft. of A/C office/warehouse space; ground level loading; 14' eave height; 18' ceiling height. Please contact listing agent for pricing/further information.

■ Jack Quinn (504) 210-1349



Elmwood Office/Warehouse For Lease

5804 PLAUCHE COURT, ELMWOOD BUSINESS PARK

6,264 s. f. with 2,500 s. f. offices; two ground level loading doors; three phase power; 1,000 s.f. side yard area. \$2,500 per month, net.

■ Jimmy Newton, CCIM (504) 733-8581

Industrial Properties



Office/Warehouse For Sale

4333 WASHINGTON AVENUE, NEW ORLEANS

10,456 s. f. including 1,131 s. f. office; additional 2,782 s. f. mezzanine; grade level loading via multiple overhead doors; central location. \$615,000.

■ David B. Quinn, SIOR (504) 733-5981



Kenner Office/Warehouse For Sale

1319 FULTON STREET, KENNER

6,000 s. f. with 1,650 s. f. offices; two 12' x' 14' ground level loading doors; 3-phase electrical capacity; L-I zoning (Light Industrial District). \$425,000.

■ Jack Quinn (504) 210-1349



Open Warehouse with Office For Lease

1212 FIRST AVENUE, HARVEY

35,000 s. f. open sided warehouse with 500 s. f. offices; partially paved foundation; 21' ceilings; up to 4 fenced acres; owner will negotiate improvements. \$2.50 s. f., gross.

■ Bryce French (504) 427-2090



Office/Warehouse For Lease

801 DISTRIBUTORS ROW, ELMWOOD BUSINESS PARK

10,800 s. f. with 1,162 s. f. offices; two ground level overhead doors; three-phase electrical service; available immediately. \$4,750 per month, gross (with expense stops for real estate tax and insurance).

■ David B. Quinn, SIOR (504) 733-5981



Westbank Office/Warehouse For Lease

3823 SPENCER STREET, HARVEY

4,967 s. f. with 1,667 s. f. offices on 2 floors; one ground level door; 9,750 s. f. site; C-2 zoning. \$3,105 per month, gross.

■ Bryce French (504) 427-2090



Elmwood Showroom/Warehouse For Lease

1532 KUEBEL STREET, ELMWOOD BUSINESS PARK

Suites C & D: 2,182 to 4,365 s. f. with 1,250 s. f. showroom/offices per unit; two ground level 10' x 12' doors; 16' eave height. \$1,900/month per unit, net.

■ Gerard E. Henry, SIOR (504) 733-4555

Industrial Properties



Industrial Development Site For Sale

LAUSAT STREET AND SHREWSBURY ROAD, METAIRIE

10,950 s. f. site; fenced, paved and gravel surfaced; zoned OW-1, Office-Warehouse District; month-to-month billboard lease can stay or be removed.

■ Bert Duvic, CCIM, SIOR (504) 733-4555



St. Tammany Industrial Land For Sale

KRENTEL ROAD, LACOMBE

9.183 acres of dry developable land at Highway 434, just north of Interstate 12; I-2, Industrial zoning. \$2.50 s. f.

■ Bert Duvic, CCIM, SIOR (504) 733-4555



Gonzales Office/Warehouse with Yard For Sublease

38394 LA HIGHWAY 30, GONZALES

9,750 s. f. with 2,000 s. f. office area; 10,000 s. f. yard storage yard; 18' clear height; located just west of I-10 & LA 30. \$9.50 s. f., net, expiring 8/31/2020.

■ Gerard E. Henry, SIOR (504) 733-4555



Office Building with Warehouse For Lease

160 BROOKHOLLOW ESPLANADE, ELMWOOD

6,060 s. f. office warehouse building including 5,400 s. f. office/tech build-out with high-end finishes; one 8' x 8' ground level door. \$6,600 per month, net.

■ Bert Duvic, CCIM, SIOR (504) 733-4555



Elmwood Office/Warehouse For Lease

609 S. AL DAVIS ROAD, ELMWOOD BUSINESS PARK

6,300 s. f. including 266 s. f. offices; 18' eave height, fully insulated; three ground level loading doors plus rear door to storage yard. \$4,600 per month, gross.

■ Ben Derbes, CCIM (504) 733-6703



Kenner Office/Warehouse For Lease

10 WEST ACCESS ROAD, KENNER

Suite E: 4,700 s. f. w/1,500 s. f. office; one 10' X 14' ground level door & two 10' x 14' dock high doors; additional land available. \$3,650/month, gross.

■ Ben Derbes, CCIM (504) 733-6703

Industrial Properties



Office Warehouse Suite For Lease

1412 DISTRIBUTORS ROW, ELMWOOD BUSINESS PARK

5,000 s. f. with 1,000 s. f. offices; 16' eaves; one 12' x 14' ground level door and one 12' x 14' door with truck well; can be combined with adjacent 5,000 s. f. suite. \$6.00 s. f., net.

■ David B. Quinn, SIOR (504) 733-5981



Elmwood Office/Warehouse For Lease

5816 PLAUCHE STREET, ELMWOOD BUSINESS PARK

5,788 s. f. with 1,618 s. f. offices; 16' eaves; two 12' x 14' ground level doors; fully paved site with ample parking. \$3,400/month, net.

■ Bert Duvic, CCIM, SIOR (504) 733-4555



Office/Warehouse with Yard For Lease

1001 HARIMAW CT. EAST, LABARRE BUSINESS PARK

3,700 s. f. with 1,200 s. f. offices; 2 overhead doors; 760 s. f. covered rear bay; large fenced yard; fronts Earhart Expressway; central location. \$3,350/month, net.

■ Bert Duvic, CCIM, SIOR (504) 733-4555



Service Center Suites For Lease

5700 CITRUS BLVD., ELMWOOD BUSINESS PARK

Suite B: 1,866 sq. ft. office/retail space; \$1,200 per month, net. Suite D: 3,000 sq. ft. office/climate controlled space. \$2,100 per month, net

■ Ben Derbes, CCIM (504) 733-6703



Elmwood Service Center Suite For Lease

901 EDWARDS AVENUE, ELMWOOD BUSINESS PARK

Suite 200: 3,610 s. f. with 1,700 s. f. offices; ground level loading via one rear 10'x10' overhead door; 14' side eave - 17' peak; \$2,500 per month, gross.

■ Keith G. Henry, SIOR (504) 733-2299



Commercial Office/Storage Unit For Lease

1210 VETERANS BOULEVARD, KENNER

Highly visible location on Veterans near I-10; Suite 3: 2,000 s. f. with 1,500 s. f. office; one ground level overhead door; \$1,500 per month, gross.

■ Gerard E. Henry, SIOR (504) 733-4555

Industrial Properties



AC Warehouse Suite For Sublease

1414 DISTRIBUTORS ROW, ELMWOOD BUSINESS PARK

5,000 s. f. fully climate controlled warehouse; 16' eaves; one 12' x 14' ground level door and one 12' x 14' door with truck well; can be combined with adjacent 5,000 s. f. suite. \$3,500 per month, gross.

■ Keith G. Henry, SIOR (504) 733-2299



Elmwood Service Center Suites For Lease

1305 DISTRIBUTORS ROW, ELMWOOD BUSINESS PARK

Attractive service center building with three suites available. Suite I: 1,750 s. f. Suite J: 1,400 s. f. (can be combined for 3,150 s. f.) Suite M: 1,750 s. f. \$11.00 s. f., gross.

■ Bryce French (504) 427-2090



Service Center Suites For Lease

1501 EDWARDS AVE., ELMWOOD BUSINESS PARK

Concrete tilt construction with glass front office; Suite 1: 1,250 s. f. with 500 s. f. offices; \$1,500 per month, gross. Suite 4: 1,250 s. f. 100% office with rear overhead door; \$1,250 per month, gross.

■ Keith G. Henry, SIOR (504) 733-2299



Office-Warehouse Suite For Lease

264 HARBOR CIRCLE, NEW ORLEANS

Suite H: 5,000 square feet with 1,500 s. f. office area; ground level, metal warehouse with 16' eave height; (2) 12' x 14' overhead doors. \$2,250 per month, gross.

■ Ben Derbes, CCIM (504) 733-6703



Kenner Office/Warehouse For Lease

2735 VIRGINIA STREET, KENNER

Suite D: 2,250 s. f. including 360 s. f. office; ground level loading via 12' x 14' overhead door. \$1,300 per month, gross.

■ Keith G. Henry, SIOR (504) 733-2299



Kenner Office/Warehouse For Sublease

#9 WEST 23RD STREET, KENNER

2,250 s. f. with 260 s. f. offices; one ground level door; heavy industrial zoning. \$1,750 per month, gross.

■ Ben Derbes, CCIM (504) 733-6703

Max J. Derbes, Inc.

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New Orleans, LA 70123

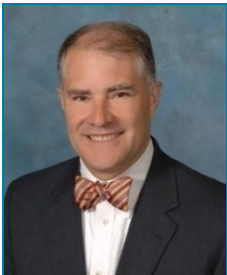
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FALL 2018

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