Class A Office Space For Lease
2400 VETERANS BOULEVARD, KENNER, LA
Five-story Class A glass façade office building; renovated suites available from 1,150 to 7,699 s. f.; free parking available; $18.50 s. f. fully serviced.

Joe Gorman, CCIM (504) 733-7109

Mississippi River Industrial Tract For Sale
21215 HWY. 23, PORT SULPHUR, LA
The site features 1,656 (+/-) LF of deep draft Mississippi River frontage; 976 (+/-) acres within levee protection & an additional 455 (+/-) outside of levee protection which can be used as industrial buffer; $21,063,360.

Bryce French (504) 427-2090

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 & building also available for total of up to 91,670 s. f.; HU-MU zoning; contact listing agent for further information & pricing.

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

Large Uptown Warehouse For Sale or Lease
500 LOUISIANA AVENUE, NEW ORLEANS, LA
295,316 s. f. (+/-) dock level, masonry warehouse building divided into 9 sections ranging from 23,731 to 52,147 s. f.; MU-1 zoning; Lease rate: $4.50 s. f., net (all or part). No official asking price on sale basis.

David B. Quinn, SIOR (504) 733-5981
Notable signings and renewals, coupled with strong activity related to the continued conversion of CBD Class B space, made for an active first half in the metro New Orleans office market. A slow start to the year was reversed by growing momentum in the second quarter, which looks to continue for the latter half of 2019.

CBD Class A vacancy recovered in the second quarter, after the year started off with a full percentage point increase. This sector scored big with the expansion of Ernst & Young at Hancock Whitney Center, which has been affected strongly by the departure of Shell over recent years. The Class B CBD market continued to downsize, with the announcement of the redevelopment of the former Whitney Bank building, plus several tenants relocating from 1010 Common in anticipation of a similar change in use. Some time will be required for vacancy trends to stabilize; however, with increasingly limited supply, the few Class B buildings remaining in this submarket may soon command an increase in rental rates.

Metairie Class A vacancy reversed its upward vacancy trend with Bernhard MCC leasing 38,000 sf at the Galleria building – considered a win for the Class A submarket, after a lack of major deals in the past few years. Class B reached its highest vacancy level in recent history, primarily due to the loss of AT&T at Causeway Plaza and 16,000 sf opening up at Severn Place. Subsequent positive absorption in the second quarter indicated a slight comeback.

Looking forward, recent improvement in leasing activity should bolster occupancy levels and rental rates. Jobs numbers and forecasts for the New Orleans MSA are trending up. Challenges persisting for the local office market: additional growth in professional sectors is needed to increase demand for office space, while new construction is restricted by lack of suitable sites and rental rates insufficient to justify new projects.

### Key Lease Transactions 2019

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### Key Sale Transactions 2019

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Exchange Centre CBD Office Suites For Lease
935 GRAVIER STREET, NEW ORLEANS, LA
Renovated office suites, fitness center, conference rooms, sundry shop and restaurant; suites from 1,650 to 20,000 s. f.; $16.50 - $17.50 s. f. fully serviced, including multiple full floor options with 20,000 s. f. per floor.

- Joe Gorman, CCIM (504) 733-7109

CBD Office Space For Sublease
1100 POYDRAS STREET, NEW ORLEANS, LA
5,303 (+/-) r. s. f. available for sublease; Energy Centre is a state of the art Class A tower located at the heart of the Poydras office corridor; expires 05/30/2020; $11.50 per s. f. full service plus parking.

- Joe Gorman, CCIM (504) 733-7109

Central City Office For Sale or Lease
1131 REV. JOHN RAPHAEL JR. WAY, NEW ORLEANS, LA
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 space; $1,875 per month, gross or $299,000.

- Bryce French (504) 427-2090

Metairie Office Suites For Lease
4532 WEST NAPOLEON AVENUE, METAIRIE, LA
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

Office Space For Lease
5201 WESTBANK EXPRESSWAY, MARRERO, LA
4-story building featuring renovated suites, excellent rates, onsite management, & ample parking; suites available from 310 - 3,811 s. f.; $15.00 - $18.00 s. f., full service.

- Bryce French (504) 427-2090

Elmwood Office Space For Lease
5809 CITRUS BOULEVARD, ELMWOOD BUSINESS PARK
Suite 200: 1,250 s. f. second floor; great visibility and accessibility within Elmwood Business Park; $1,535 per month, net of utilities.

- Joe Gorman, CCIM (504) 733-7109
Office Properties

**Corporate Office/Warehouse For Sale**  
*181 W. JAMES DRIVE, ST. ROSE, LA*

20,732 s. f. building with 15,257 s. f. office area; high end office finishes with 10’ ceilings, 3-phase 2,000 amp electrical service & supplemental power system; M-1 Industrial (with restrictions); $1,995,000.

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

**Metairie Office Space For Lease**  
*4732 SANFORD STREET, METAIRIE, LA*

5,000 s. f. second floor office space with bullpen and perimeter office configuration; conveniently located in central Metairie; $3,500 per month, gross.

- Jimmy Newton, CCIM (504) 733-8581

**Office Building With Warehouse For Lease**  
*160 BROOKHOLLOW ESPLANADE, ELMWOOD, LA*

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; $5,000 per month, ($10.00 PSF) NNN.

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

**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.

- Jack Quinn (504) 210-1349

**Elmwood Office Suites For Lease**  
*5413 POWELL STREET, ELMWOOD BUSINESS PARK*

Suite D: 875 s. f. recently renovated office space, open configuration; parking in front or the rear parking lot with gate access to theater lot; $450 - $750 a month per suite, gross.

- Keith G. Henry, SIOR (504) 733-2299

**Elmwood Service Center Suites For Lease**  
*5700 CITRUS BOULEVARD, NEW ORLEANS, LA*

Suite A-4: 513 s. f. office space; $450.00 per month, net. Suite B-1: 4,264 s. f. (+/-) office/showroom; $2,842 per month, net. ample parking; Industrial (M-2) zoning.

- Ben Derbes, CCIM (504) 733-6703
**Office Properties**

**Office Space For Lease**  
122 INDUSTRIAL AVENUE, JEFFERSON, LA  
Approx. 1,320 s.f. of 2nd floor office space; building is a 16,000 s.f. multi-tenant office warehouse; $1,200 per month on a triple net lease basis. Net expenses are estimated at $250 per month.  
- Joe Gorman, CCIM (504) 733-7109

**Elmwood Office Building For Lease**  
5525 MOUNES STREET, ELMWOOD BUSINESS PARK  
Attractive office/flex space located in Elmwood Park; 28,280 (+/-) s.f. but is sub-divisible into units as small as 3,500 (+/-) s.f.; grade level loading; $8.00 per s.f., NNN for a term lease; available March 1, 2020.  
- Bert Duvic, CCIM, SIOR (504)733-4555

**Elmwood Office Suites For Lease**  
408 COMMERCE POINT, HARAHAN, LA  
Attractive service center building in the heart of Elmwood; Concrete block construction with brick and decorative wood façade; parking at suite entrance; Suite C: 1,100 s.f.; $1,100 per month, gross.  
- Bryce French (504) 427-2090

**Elmwood Office Suites For Lease**  
3011 LAUSAT STREET, METAIRIE, LA  
Great location off the corner of LaBarre Road; approx. 7,000 s.f. office area in good condition; $9.50 per s.f., net lease basis; includes water, sewer & electrical but not prorata share of taxes, insurance & janitorial.  
- Gerard E. Henry, SIOR (504) 733-4555

**Office/Flex Space For Lease**  
1520 KUEBEL STREET, JEFFERSON PARISH, LA  
4,800 (+/-) s.f. available; 4,200 (+/-) s.f. office area; grade level flex-building conveniently located just off Citrus Blvd in the Elmwood Business Park; ample parking; $3,800 per month, net.  
- Bert Duvic, CCIM, SIOR (504)733-4555

**Metairie Office For Sublease**  
3011 LAUSAT STREET, METAIRIE, LA  
Prime Metairie location with convenient access to I-10, Veterans Blvd. and Causeway; Suite C: 1,680 s.f.; $12.50 s.f., gross;  
- Bryce French (504) 427-2090
Office/Retail Properties

**Uptown Retail/Office Space For Lease**
3648 MAGAZINE STREET, NEW ORLEANS, LA

This attractive retail or office property is located in the heart of the Magazine Street retail corridor; available space is 1,500 s. f.; HU-B1 zoning; $4,250.00 per month/modified gross.

- Ben Derbes, CCIM (504) 733-6703

**Prime Uptown Office/Retail Space For Lease**
4409 MAGAZINE STREET, NEW ORLEANS, LA

1,050 s. f. commercial suite on ground floor on Magazine St. at Napoleon Ave; originally built out as a spa, can be office space or retail; available ASAP; $2,350 per month, net of taxes and insurance.

- Joe Gorman, CCIM (504) 733-7109

**Multi-tenant Center w/ Restaurant & Retail Space For Lease**
2165 E. GAUSE BLVD., SLIDELL, LA

1,200 – 2,800 s. f. available; great location on heavily traveled Gause Blvd., between I-10 & Military Rd., corner of Amber St.; ample parking; $1,200 - $2,566 per month, NNN ($11.00 - $12.00 per s. f.).

- M. Peter Roy, CRRP (504) 452-2648

**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; $9.00 per s. f., annually on a net lease basis.

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

**Elmwood Office Space For Sub-Lease**
5440 MOUNES STREET, JEFFERSON, LA

Suite 114: 1,320 s. f. ground level service center suite consisting of 100% office space; available October 1, 2019 (current lease runs through 05/31/2021); $1,500 per month, gross.

- Keith G. Henry, SIOR (504) 733-2299

**Elmwood Investment Building For Sale**
5609/13 POWELL STREET, ELMWOOD, LA

8,000 s. f., two-story office & warehouse building on 12,524 s. f. lot (62’ x 202’); zoned L-1; configured for up to 6 tenants; ideal purchase for owner-occupant needing 1,000 - 4,000 s. f. of office; asking $575,000.

- Keith G. Henry, SIOR (504) 733-2299
Juban Crossing Lifestyle Center Retail & Restaurant Sites
I-12 & JUBAN ROAD, DENHAM SPRINGS, LA
Pad sites for lease (and some for sale) in Juban Crossing as well as on the east side of Juban Road; $1.50 - $2.50 s. f. (on ground lease sites) per year, net.

M. Peter Roy, CRRP (504) 452-2648

Historic CBD Building For Sale
705-07 CAMP STREET, NEW ORLEANS, LA
9,315 s. f. four-story building and land area of 2,875 s. f. with 27’ frontage on Camp; 15’ frontage on Girod Street (608); Owner will consider long term lease and/or build-to-suit tenant.

Keith G. Henry, SIOR (504) 733-2299

La Hwy 59 Near Interstate 12 Tract For Sale
LA-59 & INTERSTATE 12, MANDEVILLE, LA
40,075 s. f. commercially zoned tract ideal for retail, office or light industrial development; adjacent land available; $488,000.

M. Peter Roy, CRRP (504) 452-2648

Colonial C.C. Redevelopment Commercial Parcels
JEFFERSON HIGHWAY, HARAHAN, LA
1 to 11 acres of prime commercially zoned real estate available for sale or lease; possibilities for uses include supermarkets, restaurants, medical, retail, & offices; $20.00 - $25.00 s. f. (depending on location).

M. Peter Roy, CRRP (504) 452-2648 or Keith G. Henry, SIOR (504) 733-2299

66 Acre Interstate 10 Development Site
MALLETT ROAD FRONTING I-10, D’IBERVILLE, MS
2,500’ frontage on I-10, +2,500’on Mallett Rd. extension (under construction); 2 MM s. f. retail nearby at I-110 exit; great access off I-10 & nearby I-110; 80,000+ vpd pass site on I-10; will subdivide.

M. Peter Roy, CRRP (504) 452-2648

Prime Retail Building For Lease
5661 BULLARD AVENUE, NEW ORLEANS, LA
15,752 s. f. of 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, CRRP (504) 452-2648
Retail/Commercial Properties

Slidell Development Site For Sale
WEST END BLVD., SLIDELL, LA
7.88 acres of land available; zoned PUD, multifamily development; attractive Lake Pontchartrain views and frontage with protected canal access; $1,999,000.

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

Lakeview Prime Commercial Space For Lease
425 HARRISON AVENUE, NEW ORLEANS, LA – UNDER CONSTRUCTION
Office or other commercial space available at Fifth District Lakeview Center; only one 1,638 s. f. 2nd floor suite remaining; $27.00 s. f., net.

M. Peter Roy, CRRP (504) 452-2648

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.

Bryce French (504) 427-2090

Westbank Commercial Space For Lease
403 BARATARIA BLVD., MARRERO, LA
2,596 s. f. single tenant building situated on 25,518 s. f. land area at the corner of Barataria Blvd. & 4th Street; ample parking; C-2 zoning; $2,650 per month, modified gross.

Bryce French (504) 427-2090

Retail Acreage Across From Wal-Mart
501 HOSPITAL ROAD, NEW ROADS, LA
Total of approx. 1 acre of prime commercial retail property across from Wal-Mart Supercenter on Hospital Rd; please contact listing agent for additional information and pricing.

M. Peter Roy, CRRP (504) 452-2648

Multi-Purpose Economical Space For Lease
4800-01 GENERAL MEYER, NEW ORLEANS (ALGIERS), LA
Very economical 4,000 – 15,750 s. f. lease space available; adjacent national and regional companies on General Meyer Ave; $6.00 - $9.00 s. f., gross (includes NNN charges).

M. Peter Roy, CRRP (504) 452-2648
Earhart Development Site For Sale
2431 CLIO STREET, NEW ORLEANS, LA

5,000 s. f. ground level warehouse with 1.28 acres of land; located in Louisiana Opportunity Zone; C-2 (Auto-Oriented Commercial District) zoning; $25 per s. f. land area subject to survey.

Jimmy Newton, CCIM (504) 733-8581

Prime CBD Site For Sale or Lease
537 S. CLAIBORNE AVENUE, NEW ORLEANS, LA

Located across from the Superdome at Poydras & South Claiborne with frontage on Poydras, S. Claiborne, and S. Roman Streets; up to 7,000 s. f. building on 12,495 s. f. site; $1,495,000 or $30.00 s. f., net.

Bryce French (504) 427-2090

Prime Commercial Land For Sale
LA HIGHWAY 59, MANDEVILLE, LA

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

Ben Derbes, CCIM (504) 733-6703

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

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, LA

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
Mandeville Retail Space For Lease
5200 HIGHWAY 22, MANDEVILLE, LA

Attractive retail property along a major thoroughfare in Mandeville, LA. Suites 2 & 3: 2,400 s. f. available April 1, 2019; ample parking; $2,100 per month, gross.

Ben Derbes, CCIM (504) 733-6703

Elmwood Citrus Palms Retail Suite For Lease
5608 CITRUS BOULEVARD, HARAHAN, LA

Suite G: 1,200 s. f. (+/-) of office/retail space; located in the heart of Elmwood Business Park located & anchored by 3 successful restaurant tenants; ample parking; commercial zoning; $1,675.00 per month, net.

Ben Derbes, CCIM (504) 733-6703

Metairie Retail Space For Lease
516 VETERANS BOULEVARD, METAIRIE, LA

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

Westbank Commercial For Lease
3535 WESTBANK EXPRESSWAY, HARVEY, LA

3,380 s. f. in high traffic high visibility location on Westbank Expressway; space newly renovated to white box status; $2,188 per month ($7.50 s. f.), gross.

Bryce French (504) 427-2090

Drug Store Anchored Retail or Office Space For Lease
8231 JEFFERSON HIGHWAY, HARAHAN, LA

One 1,104 s. f. space still available on heavily traveled Jefferson Hwy; suite features a reception area, multiple rooms, meeting space & storage; $1,840 per month, NNN ($19.00 per s. f.).

M. Peter Roy, CRRP (504) 452-2648

Napoleon Plaza Retail Suites For Lease
4941/4949 53 W. NAPOLEON AVENUE, METAIRIE, LA

1,500 to 2,400 s. f. retail suites available in 2 ground level retail buildings, presently configured into twelve separate suites; located near Transcontinental Drive; $1,750 - $2,800 per month, gross.

Keith G. Henry, SIOR (504) 733-2299

Retail/Commercial Properties
Available inventory in the New Orleans metropolitan industrial market continues to creep higher. Overall available industrial space increased 4% from 4,110,000 s. f. at year-end 2018 to 4,275,000 s. f. at mid-2019, with an overall increase from mid-2016 of +39%.

Despite this trend, sales and leasing activity has remained steady and functional space in primary submarkets continues to turn over. Deal volume for the first half of 2019 was 950,000 s. f. and the third quarter has already logged three major transactions, leaving good probability of 2019 wrapping up at a level consistent with that of recent years.

Renewal of a number of major tenants, along with absorption of the 153,000 s. f. former Pepsi distribution center on Citrus Boulevard in Elmwood Business Park, were key achievements for the period. Plans for a new 100,000 s. f. build-to-suit manufacturing/distribution facility in Hammond added to the recent outmigration of development to the Interstate 12 corridor north of Lake Pontchartrain due to the lack of available land. This shift, coupled with the continued conversion of older structures to higher and better uses (other than industrial), will shape the market for years to come. In the interim, any functional, well maintained facility should continue to see price support as viable alternatives are limited for those seeking industrial properties close-in.

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Industrial Properties

**Intracoastal Industrial Park For Sale or Lease**
3201 EAHART DRIVE, HOUMA, LA

An industrial site of 36.2 (+/-) acres located on the Intracoastal Waterway; features three slips with over 3,000 LF of water frontage with 2,637 (+/-) feet of bulkhead & improvements; $7,750,000.

- Bryce French (504) 427-2090

**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; ground-level storage warehouses; $7,160,000.

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

**Office/Land/Batture/Waterfront/Moorings For Sale**
5821 RIVER ROAD, AVONDALE, LA

16.9 acres within Levee protection; 2,480 (+/-) s. f. office building; 715 (+/-) s. f. masonry storage building, grade level with 1 overhead door; 3,600 (+/-) s. f. of modular office trailers; $6 Million.

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

**Mississippi Gulf Coast Shipyard For Sale**
5801 ELDER FERRY ROAD, 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; $4,400,000.

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

**Large Warehouse Space For Lease-REDUCED**
600 ST. GEORGE AVENUE, JEFFERSON, LA

Up to 98,195 s. f. office/warehouse; fully sprinklered; 12’ wide covered loading dock; may subdivide; owner may consider redevelopment or build-to-suit projects on 21.6 acre site; $2.85 s. f., net.

- David B. Quinn, SIOR (504) 733-5981

**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)
Large Warehouse For Sublease-Lower Garden District
600 MARKET STREET, NEW ORLEANS, LA

Up to 50,000 s. f. (+/-), ground level steel & metal warehouse building; fully sprinklered; MU-2 zoning; sublease term through December 14, 2022; $4.50 s. f., net. (may consider subleasing less than total area).

David B. Quinn, SIOR (504) 733-5981

Distribution/Manufacturing Facility For Sale or Lease
1744 SOUTH LANE, MANDEVILLE, LA

35,656 s. f. including 2,139 s. f. of office area on 2.53 acres of land; M-2 Intermediate Industrial District zoning; double truck wells, two 14' x 14' ground level doors; 24' eave height; $2,100,000 or $4.88 s. f. (NNN).

Ben Derbes, CCIM (504) 733-6703

Elmwood Distribution Warehouse For Lease
700 EDWARDS AVENUE, ELMWOOD BUSINESS PARK

53,200 (+/-) s. f. dock height, high cube sprinklered warehouse space; covered loading dock; 20' - 23' clear height; $4.50 s. f., gross.

David B. Quinn, SIOR (504) 733-5981

Jefferson Office/Warehouse For Sale
400 JEFFERSON HIGHWAY, JEFFERSON, LA

Approx. 26,400 s. f. building made up of 4,162 (+/-) s. f. office area & 6,000 (+/-) s. f. of temperature controlled area with 12' ceilings; M-2 Heavy Industrial zoning; $1,295,000.

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

Elmwood Office/Warehouse With Yard For Sale
415 EDWARDS AVENUE, ELMWOOD BUSINESS PARK

4.05 acre site with approx. 73,000 s. f. under roof; office/display area: 6,650 s. f.; main warehouse: 42,000 s. f.; covered loading dock: 6,500 s. f.; secondary building: 17,850 s. f.; $5.25 s. f., net, or $3,950,000.

Keith G. Henry, SIOR (504) 733-2299

Elmwood Land Parcel For Sale
700 BLOCK AL DAVIS ROAD SOUTH, JEFFERSON, LA

Two lots comprising 36,284.55 s. f.; lots 12A (18,492.07 s. f.) and 13A (17,792.48 s. f.); M-1 (Light Industrial) zoning; $18.00 per s. f. or $650,000 for both lots.

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

**West Bank Industrial Land**

*NINE MILE POINT ROAD WEST, BRIDGE CITY, LA*

10.39 acres near newly expanded Huey P. Long Bridge; zoned M-1; excellent access to Eastbank; $2.85 s.f. (nearby 9.62 acre site at end of Utah Beach Dr. also available).

- Keith G. Henry, SIOR (504) 733-2299

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**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 s.f. yard, which is completely paved and fenced; expires 05/31/2020; $4.00 s.f., net.

- Jack Quinn (504) 210-1349

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**Elmwood Office/Warehouse For Lease**

*280 HORD STREET, ELMWOOD, LA*

6,446 (+/-) s.f. single occupant stand alone building; consists of a 3,663 s.f. warehouse & 2,783 s.f. office areas; (2) grade level loading doors: 10' x 15' & 12' x 14'; $7.75 per s.f. annual on a NNN basis.

- Bryce French (504) 427-2090

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**St. Tammany Industrial Land For Sale**

*KRENTEL ROAD, LACOMBE, LA*

9.183 acres of dry developable land at Highway 434, just north of Interstate 12; I-2, Industrial zoning; $2.00 per s.f.

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

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**Office/Climate Controlled Warehouse For Sale or Lease**

*1340 WESTBANK EXPRESSWAY, WESTWEGO, LA*

12,450 s.f. (+/-) building consisting of 2,570 s.f. (+/-) office space & 9,880 s.f. (+/-) of climate controlled warehouse; grade level loading via two (2) overhead doors; $775,000.00 or $4,500.00 per month, net.

- Ben Derbes, CCIM (504) 733-6703

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**Office/Warehouse For Sale or Lease**

*236 HICKORY AVENUE, HARAHAN, LA*

6,240 s.f. site with 5,000 s.f. office/warehouse building conveniently located off Jefferson Hwy; two 8’ x 8’ grade level overhead doors to warehouse area; zoned C-2; $2,200/month, gross or $335,000.

- Bert Duvic, CCIM, SIOR (504) 733-4555
Industrial Properties

Westbank Office/Warehouse For Lease
528 COHEN STREET, MARRERO, LA

10,146 s. f. (+/-) building with great access to the Westbank Expressway; up to 5,000 s. f. (+/-) of office space and 5,145 (+/-) s. f. of warehouse; C-2 zoning; $4,227.50 per month ($5.00 per s. f.), NNN.

Bryce French (504) 427-2090

Tangipahoa Parish Development Site For Sale
1500 INDUSTRIAL PARK ROAD, HAMMOND, LA

17.01 (+/-) acres located adjacent to the Hammond airport on the corner of West Shelton Rd. & Industrial Park Rd; ½ of the site is cleared for development; unregulated zoning; $900,000 ($1.22/s. f.).

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

Prime Elmwood Lot For Sale
1300 DISTRIBUTORS ROW, JEFFERSON PARISH, LA

Two (2) lots comprising of 18,600 s. f. (120' x 155'); lots are presently paved for parking, but there is no ingress/egress to street currently; M-2 (Light Industrial) zoning; $425,000 (lots will not be sold separately).

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

Elmwood Office/Warehouse For Sublease
6200 HUMPHREYS STREET, SUITE J., ELMWOOD, LA

14,000 (+/-) s. f. with 2,000 (+/-) s. f. of office area; office area is detached from the warehouse; fenced yard; 22' eave, dock high loading, shared use of ramp to grade; $4.50 per s. f., NNN.

Bryce French (504) 427-2090

Stabilized/Fenced Land For Lease
6000 JEFFERSON HIGHWAY, ELMWOOD, LA

Located at the Harahan/Elmwood border approx. 75,000 s. f. with 230 lineal feet of frontage; the site is ideally suited for truck, trailer or container storage; M-2 (Light Industrial) zoning; $1.60 s. f., net.

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

Elmwood Service Center Suites For Lease
1305 DISTRIBUTORS ROW, ELMWOOD BUSINESS PARK

Two suites available; Ste. I: 1,750 s. f.; Ste. J: 1,400 s. f. (can be combined for 3,150 s. f.); $11.00 s. f., gross.

Bryce French (504) 427-2090
Industrial Properties

**Hammond Office/Warehouse Space For Lease**
116 ROBINHOOD DRIVE, HAMMOND, LA
2,925 s. f. 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

**Climate Controlled Warehouse For Lease**
1751 AIRLINE DRIVE, METAIRIE, LA
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; four docks; $4.95 s. f., net.

- Ben Derbes, CCIM (504) 733-6703

**Metairie Office/Warehouse For Sublease**
2508 L&A ROAD, METAIRIE, LA
8,400 s. f. of office & warehouse area; 16' eave, 20' clear; available on Nov 1, 2019 (current lease to expire May 31, 2021); $5.35 per s. f. on a net lease basis (expenses are $1.54 per s. f.).

- Jack Quinn (504) 210-1349

**Kenner Office/Warehouse For Lease**
2735 VIRGINIA STREET, KENNER, LA
Suite D: 2,250 s. f. including 360 s. f. office; ground level loading via 12' x 14' overhead door; situated on first block off Veterans Blvd.; $1,300 per month, gross.

- Keith G. Henry, SIOR (504) 733-2299

**New Orleans East Warehouse For Sale**
4391 MICHOUD BOULEVARD, NEW ORLEANS, LA
Approx. 12,000 s. f. of metal clad office warehouse & approx. 900 s. f. office space; dock height loading via a double truckwell; BIP (Business Industrial Park) zoning; $350,000 ($29.16 per s. f.).

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

**Climate Controlled Industrial Building For Lease**
10016 RIVER ROAD, ST. CHARLES PARISH, LA
Approximately 38,856 s. f. modern office & industrial facility including 8,000 s. f. (+/-) of 2-storied office area; zoned M-1; temperature controlled warehouse; $5.50 per s. f., net (entire building).

- David B. Quinn, SIOR (504) 733-5981

**Climate Controlled Industrial Building For Lease**
10016 RIVER ROAD, ST. CHARLES PARISH, LA
38,856 s. f. modern office & industrial facility; sprinklered; 8,000 s. f. (+/-) of 2-storied office area; zoned M-1; temperature controlled warehouse; $5.50 per s. f., net (entire building).

- David B. Quinn, SIOR (504) 733-5981

**Climate Controlled Industrial Building For Lease**
10016 RIVER ROAD, ST. CHARLES PARISH, LA
38,856 s. f. modern office & industrial facility; sprinklered; 8,000 s. f. (+/-) of 2-storied office area; zoned M-1; temperature controlled warehouse; $5.50 per s. f., net (entire building).

- David B. Quinn, SIOR (504) 733-5981
Industrial Properties

**Open Warehouse With Office For Lease**  
1212 FIRST AVENUE, HARVEY, LA  
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

**Industrial Building With Yard For Lease**  
903 MARIA STREET, KENNER, LA  
5,400 s. f. building with 600 s. f. designated office area; the site is 40,000 s. f. fenced with drive-in gate access & partially paved; L-I (Light Industrial) zoning; $4,500 per month, gross.  
- Ben Derbes, CCIM (504) 733-6703

**Industrial Land For Lease**  
4912 MEHURIN STREET, JEFFERSON, LA  
40,000 s. f. site with 2-street frontage; this site is located at the corner of Boyce Rd. and Mehurin Street at the foot of the Huey P. Long Bridge; M-2 (Light Industrial) zoning; $3,500 per month, net.  
- Bert Duvic, CCIM, SIOR (504)733-4555

**Large Paved Land Parcel For Sale or Lease**  
128 EAST THIRD STREET, KENNER, LA  
5 lots containing a total of approx. 3.3 acres; mostly paved & partially fenced; great for excess land storage needs, vehicle and/or equipment parking needs; $595,000 or $4,300/month, gross.  
- David B. Quinn, SIOR (504) 733-5981

**Elmwood Service Center Suite For Lease**  
901 EDWARDS AVENUE, ELMWOOD BUSINESS PARK  
Suite 600: 1,500 s. f. end suite (25’ x 60’) containing 1,000 s. f. of office area (reception, two private offices, & two restrooms) plus addl on mezzanine accessed via warehouse $1,500 per month, gross.  
- Keith G. Henry, SIOR (504) 733-2299

**Hammond Industrial Land For Sale**  
47177 CONRAD ANDERSON ROAD, HAMMOND, LA  
3.5 (+/-) acres cleared industrial land located in Hammond Industrial Park just north of Hammond Northshore Regional Airport and US Hwy; I-L, Light Industrial zoning; $1.50 s. f., subject to survey.  
- Jimmy Newton, CCIM (504) 733-8581
Office Warehouse With Yard For Sale
3520 Westbank Expressway, Harvey, LA
5,000 s.f. building consisting of approx. 1,250 s.f. office space; approx. 46,610 s.f. yard which is fenced, gated, & compacted; ground level loading via three (3) overhead doors; $2,850 per month, gross.

Bryce French (504) 427-2090

New Orleans East Office Warehouse With Yard For Sale
13201 Old Gentilly Road, New Orleans, LA
Approx. 73,700 s.f. of office and warehouse area in several buildings situated on 45.042 acres of land area which is approx. 70% hard surfaced; H-I zoning; $2,700,000.

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

Service Center Suites For Lease
1501 Edwards Avenue, Elmwood Business Park
Highly trafficked location providing excellent visibility and accessibility; concrete tilt construction with glass front office; 1,250 s.f. suites available with half office in front; $1,300 per month.

Keith G. Henry, SIOR (504) 733-2299

Elmwood Office Warehouse For Sale or Lease
22 Commerce Court, Jefferson, LA
3,000 s.f. building consisting of approx. 1,500 s.f. of office space; ground level loading via two (2) roll up doors; M-1 zoning; $320,000 or $1,750 per month, net.

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

Office Warehouse For Lease
505 Commerce Point, Elmwood, LA
4,950 (+/-) s.f. with 2,500 (+/-) s.f. of 2-story office area; includes paved fenced yard; 18’ eave, grade level loading via a 10’ x 12’ overhead door; $3,500 per month, net (2018 expenses $1.47 PSF).

Bert Ducic, CCIM, SIOR (504) 733-4555

Office/Warehouse For Lease
1412 Distributors Row, New Orleans, LA
5,000 s.f. suite with 1,000 s.f. office (+/-) of tilt-up concrete, metal roof (blown-on insulation); ground level loading; double truck well shared with 1414 Distributors Row tenant; $2,500.00 per month, net.

David B. Quinn, SIOR (504) 733-5981
**Office Warehouse For Lease**
2050 POYDRAS STREET, NEW ORLEANS, LA
7,450 s. f. of office & warehouse area; 1,600 s. f. configured as large open showroom & one office; ground level loading via two (2) overhead doors; L-I zoning; available January 1, 2020; $5,432 per month, net.

**Labarre Business Park Office Warehouse For Lease**
2840 LAUSAT STREET, METAIRIE, LA
21,000 s. f. ground level warehouse building with 11,000 s. f. office space on two floors; 3,400 s. f. of which is located on the second floor; dock high and ground level loading; $11,375 per month, net.

**Labarre Business Park Office Warehouse For Lease**
1013 EAST HARIMAW COURT, LABARRE INDUSTRIAL PARK
6,758 s. f. building with 2 grade level 12’x14’ OHD’s on the façade and one 10’x12’ at the rear of the building; includes 800 (±) s. f. two-story office; $3,200 per month, NNN; Available October 1st 2019.

**Kenner Office/Warehouse For Lease**
110 WEST AIRLINE HIGHWAY, STE. F, KENNER, LA
12,500 s. f. including 2,000 s. f. office space; 6,000 s. f. of fenced & paved yard area for parking or storage; 3 ground level doors; 20’ eave height; H-I zoning (Heavy Industrial); $4,687.50 per month, net.

**Elmwood Office/Warehouse For Lease**
5724 PLAUCHE STREET, NEW ORLEANS, LA
4,400 s. f. freestanding masonry building w/ 1,000 s.f. office space; large general area, 2 restrooms, plus an additional room & storage on mezzanine; M-1 zoning; $3,000 per month, gross.

**Elmwood Office Suites For Lease**
408 COMMERCE POINT, HARAHAN, LA
Attractive service center building in the heart of Elmwood; Suite B: 1,375 (±) s. f. including 233 s. f. warehouse with 10’ x 10’ overhead door; $1,375 per month, gross ($12.00 per square foot).
FALL 2019

The New Orleans Market News

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