BUILDING DESCRIPTION

Up to a total of 48,450 s. f. available; located with in Plantation Business Campus in St. Charles Parish; includes office area of 4,225 s. f. (+/-); space can be leased in its entirety or subdivided by owner into spaces of 31,575 s. f. (comprised of 23,150 s. f. warehouse area, 4,200 s. f. covered & enclosed truck dock area and 4,225 s. f. office area) or 16,875 s. f. (comprised of 14,250 s. f. warehouse area & 2,625 s. f. covered & enclosed truck dock); owner is open to other reasonable subdivisions of the facility; steel frame with concrete tilt-up walls and built-up roof.

LAND AREA

2.535 acres (+/-)

CLEAR HEIGHT

Approx. 16'+ to beam

LOADING

Fourteen (14) dock-height loading doors; see page 5 for details

ZONING

M-1, Industrial

ADDITIONAL

Fully sprinklered; electrically operated overhead doors on outside wall of enclosed docks; Six (6) large ceiling fans throughout warehouse for good air circulation; skylights; small air-conditioned area within warehouse.

RENTAL RATE

$5.50 per square foot, net

Max J. Derbes, Inc.
REALTORS

CONTACT
DAVID QUINN, SIOR

OFFICE 504.733.5981
CELL 504.236.7672
david@maxderbes.com

Max J. Derbes, Inc.
5440 Mounes Street, Ste 100
New Orleans, LA 70123

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Mississippi River Trail

48 River Rd

E Campus Dr

Destrehan Blvd

½ mile to I-310 Entrance

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INTERIOR

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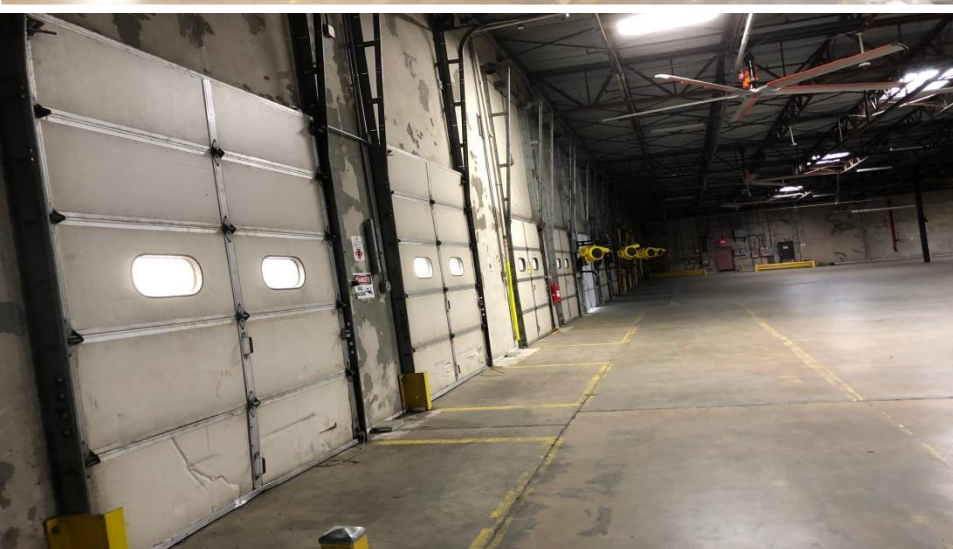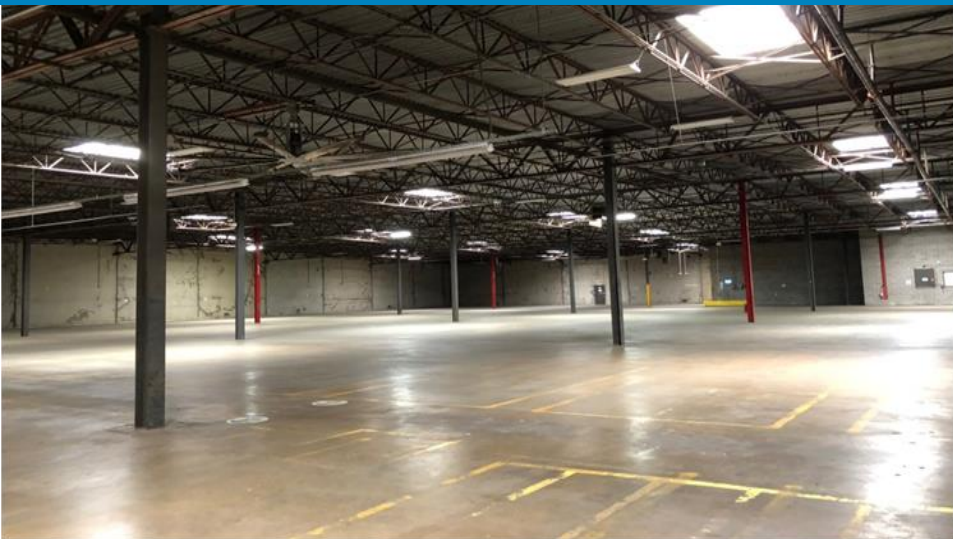New Orleans, LA 70123

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EXTERIOR

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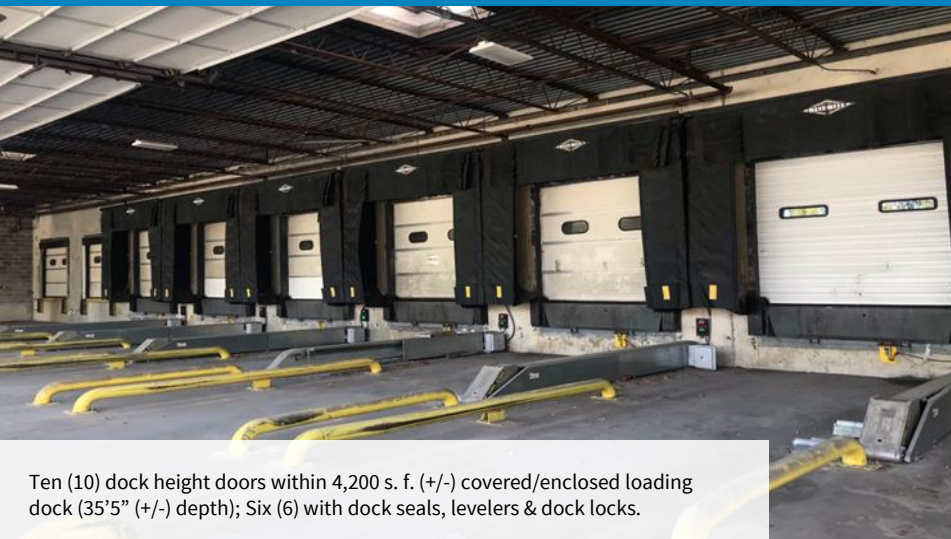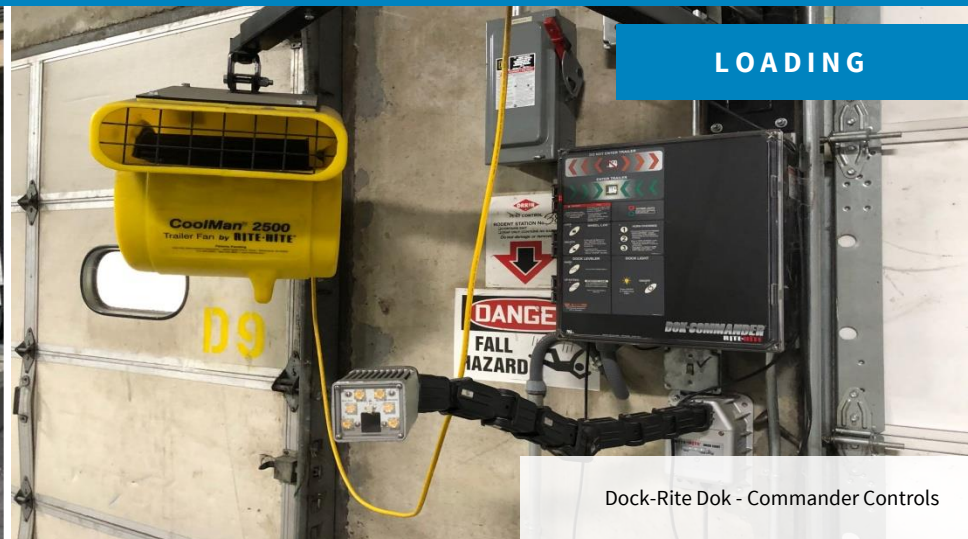5440 Mounes Street, Ste 100
New Orleans, LA 70123

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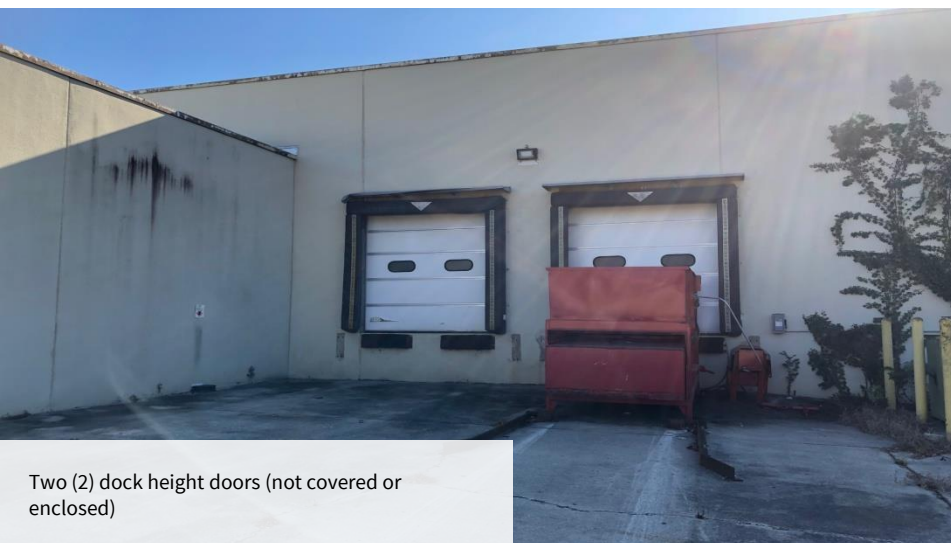
LOADING

Ten (10) dock height doors within 4,200 s. f. (+/-) covered/enclosed loading dock (35'5" (+/-) depth); Six (6) with dock seals, levelers & dock locks.
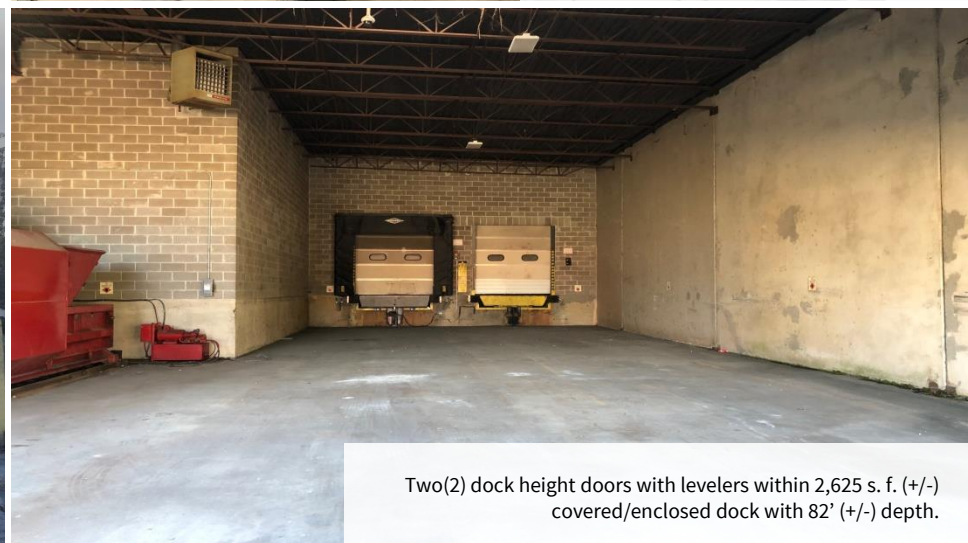

Dock-Rite Dok - Commander Controls

Two (2) dock height doors (not covered or enclosed)

Two(2) dock height doors with levelers within 2,625 s. f. (+/-) covered/enclosed dock with 82' (+/-) depth.

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SUBDIVISION(S)

40'

42'

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