



ELMWOOD DISTRIBUTION CENTER FOR LEASE

1000 ELMWOOD PARK BOULEVARD | JEFFERSON, LA



BUILDING AREA 58,500 to 192,000 sq. ft. of dock height tilt-up construction distribution space

OFFICE AREA 5,000 to 27,000 sq. ft. on two floors

LAND AREA Approximately 13.5 acres of land area with approx. 2 acre parking lot fronting Mounes Street and approx. 2.5 acres on the north side (available for additional rental).

EAVE HEIGHT 30' clear

SPRINKLERS The building is fully sprinklered

LOADING Dock height via 32 doors, 8 van height doors and two ramps to ground level

ZONING M-2 (Light Industrial)

MISCELLANEOUS Facility is 100% concrete tilt-up construction. The Mounes Street side has 20,000 sq. ft. of temperature controlled showroom or work area with 12' ceiling height.

LEASE RATE \$6.25 to \$6.75 per square foot on a net lease basis - depending on location within the building and square footage leased.

Max J. Derbes, Inc.
REALTORS ■

CONTACT
GERARD E. HENRY, SIOR

OFFICE 504.733.4555
gerard@maxderbes.com

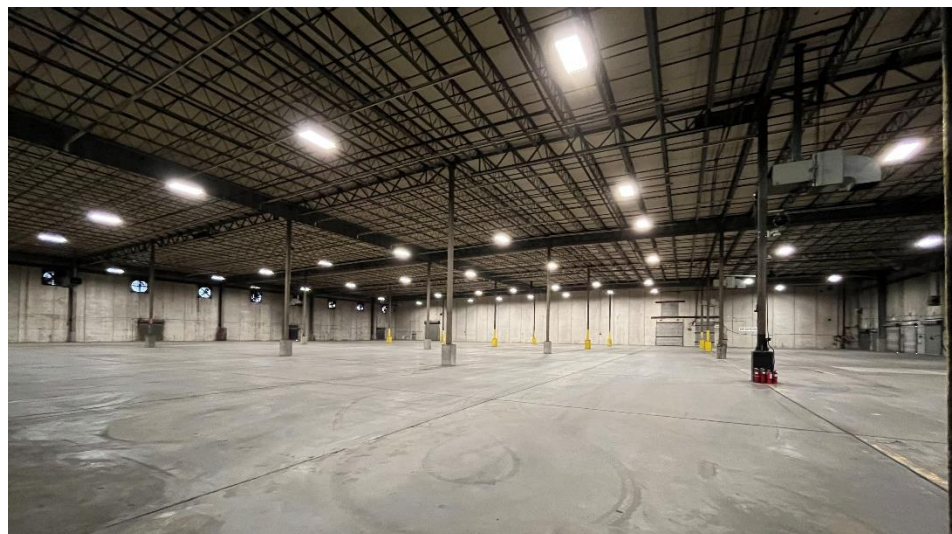
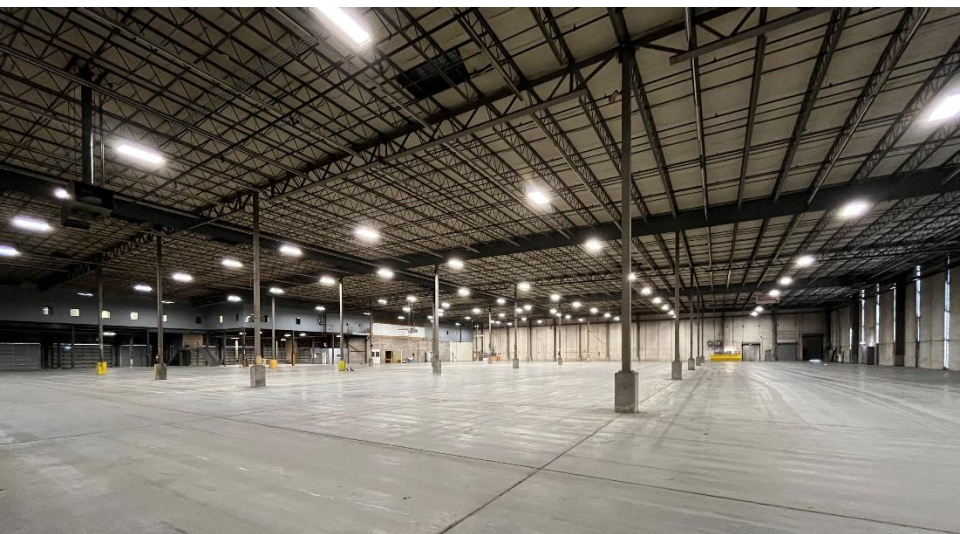
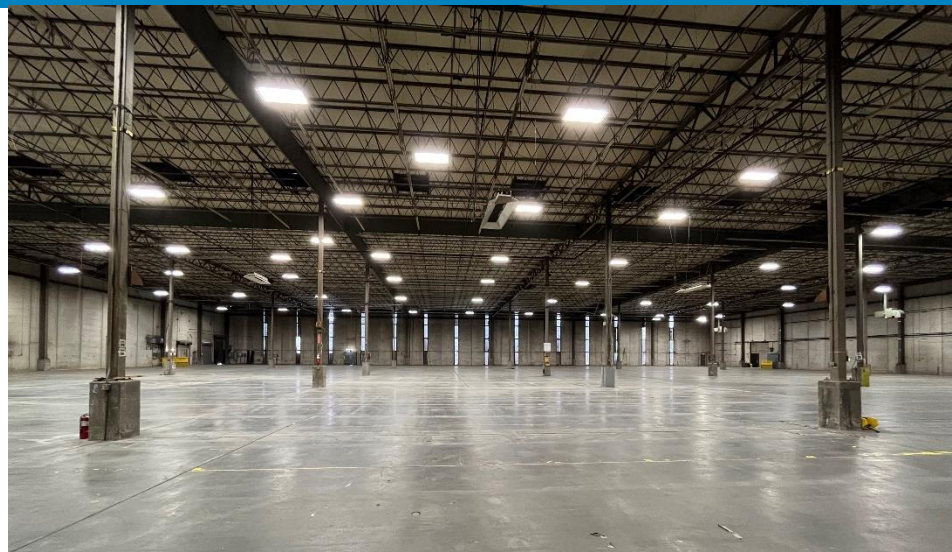
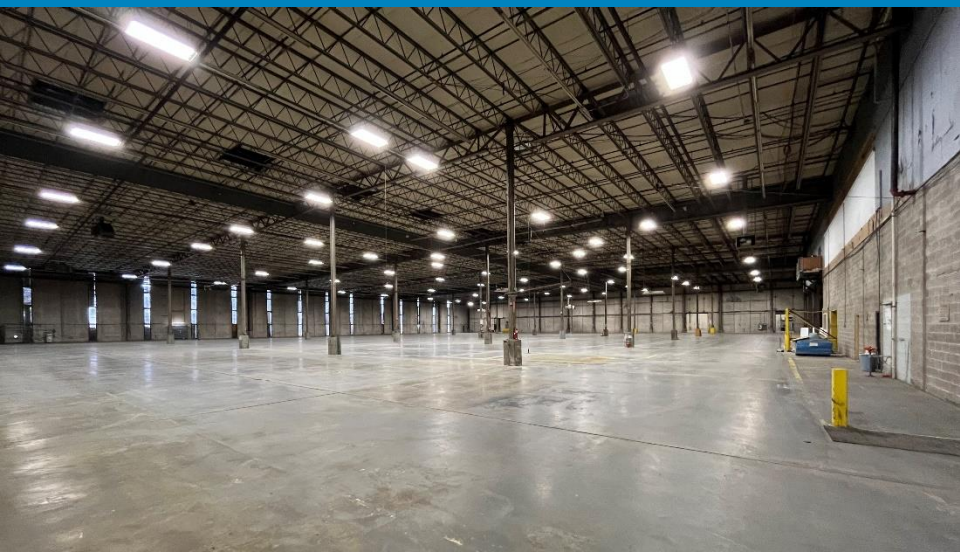
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5440 Mounes Street, Ste 100
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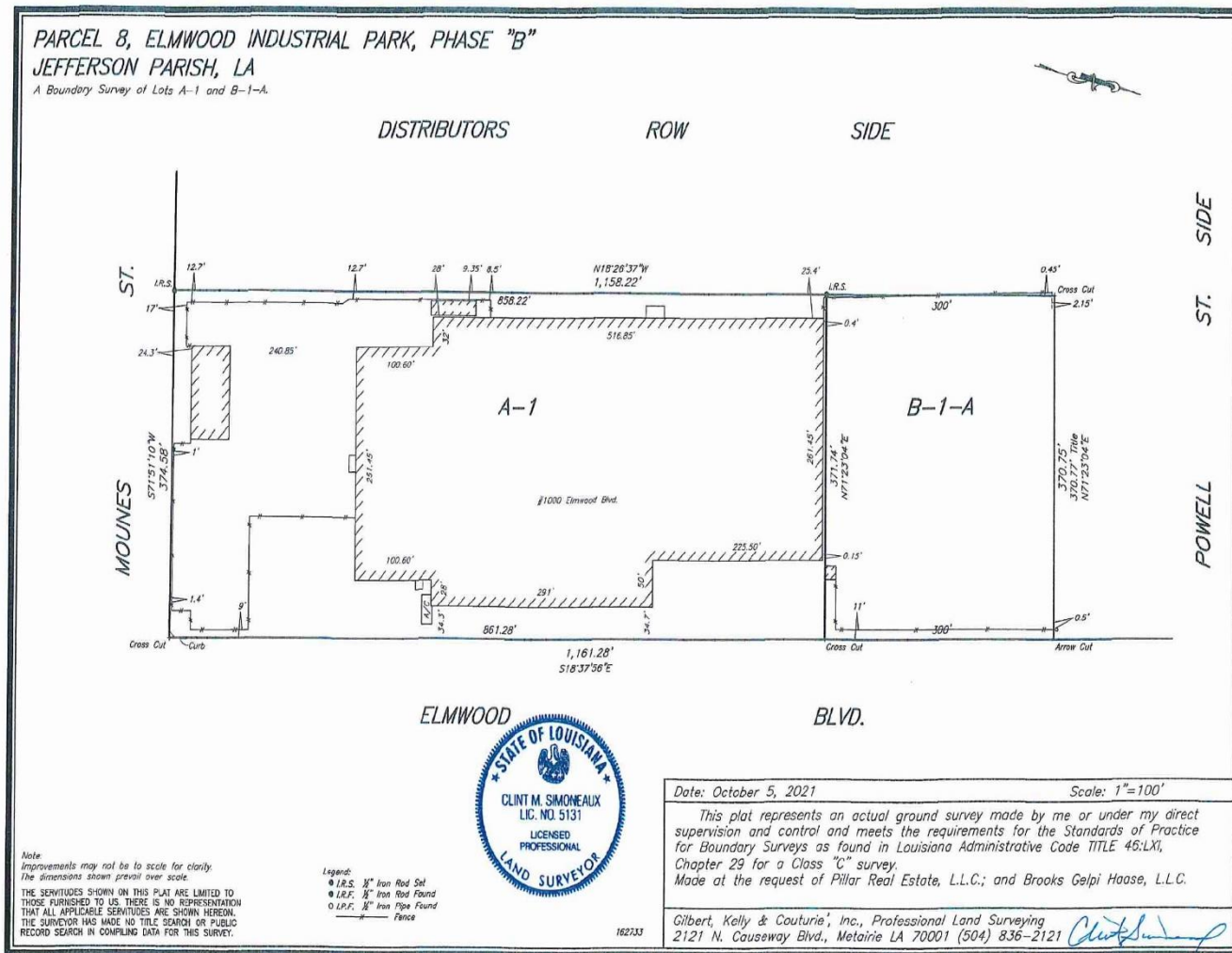
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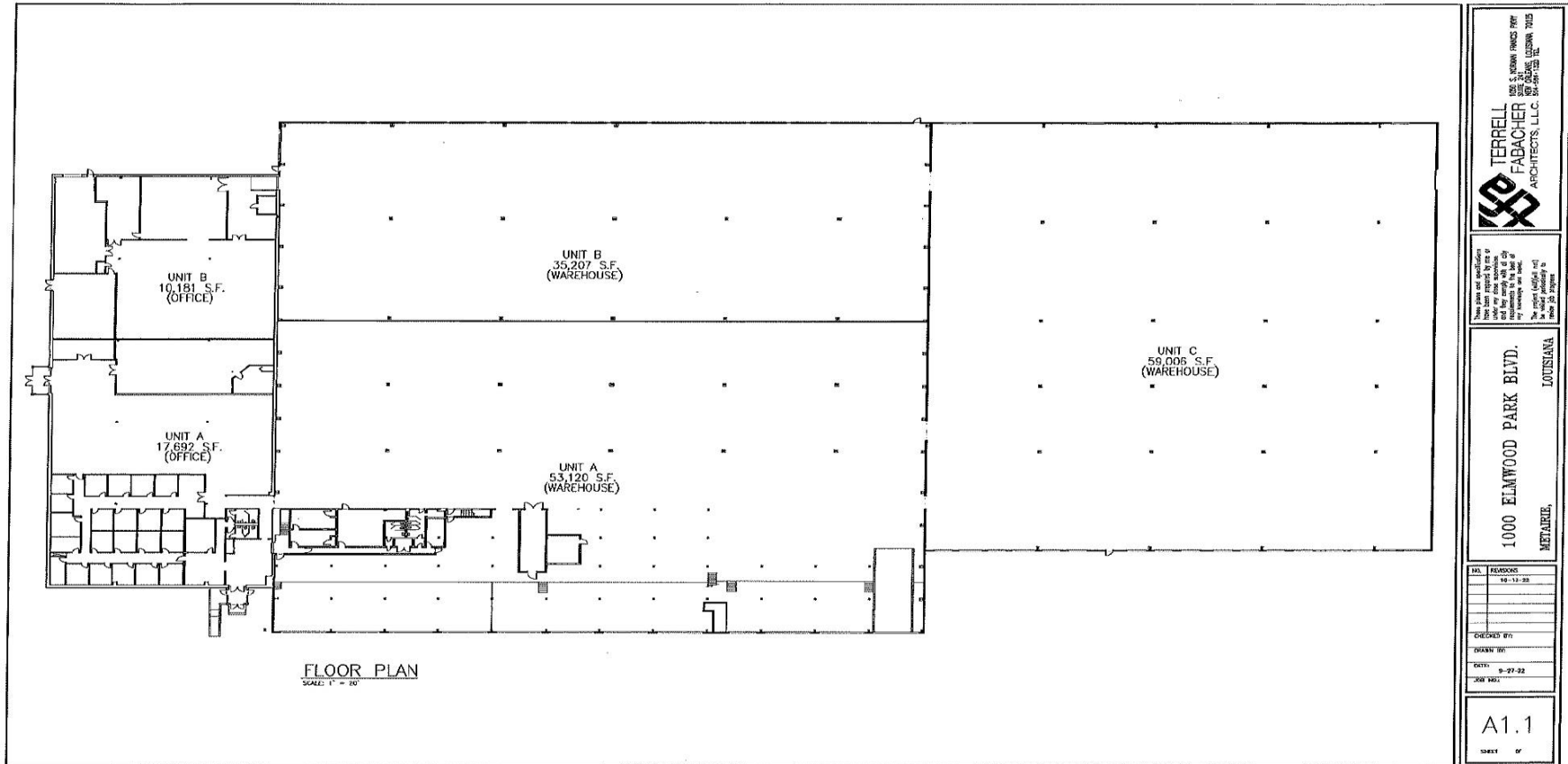
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