



# ELMWOOD DISTRIBUTION CENTER FOR LEASE

1000 ELMWOOD PARK BOULEVARD | JEFFERSON, LA



## BUILDING AREA

75,793 sq. ft. of dock height tilt-up construction distribution space

## OFFICE/SHOWROOM AREA

22,673 sq. ft. on two floors

## LAND AREA

Approximately 13.5 acres of land area with 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 12 doors, 8 van height doors and one ramp to ground level

## ZONING

M-2 (Light Industrial)

## LEASE RATE

\$6.75 per square foot on a net lease basis

Max J. Derbes, Inc.  
REALTORS ■

## CONTACT

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OFFICE 504.733.4555  
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Max J. Derbes, Inc.  
5440 Mounes Street, Ste 100  
New Orleans, LA 70123

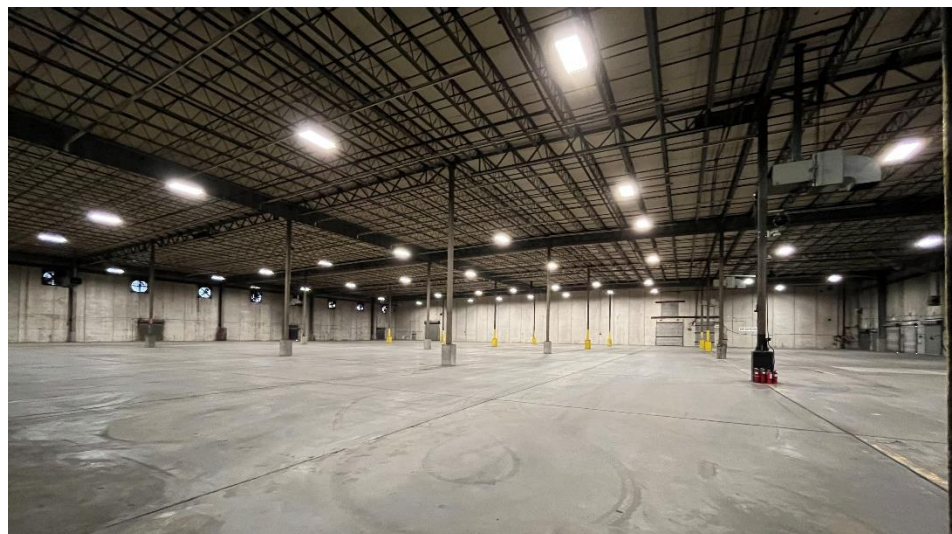
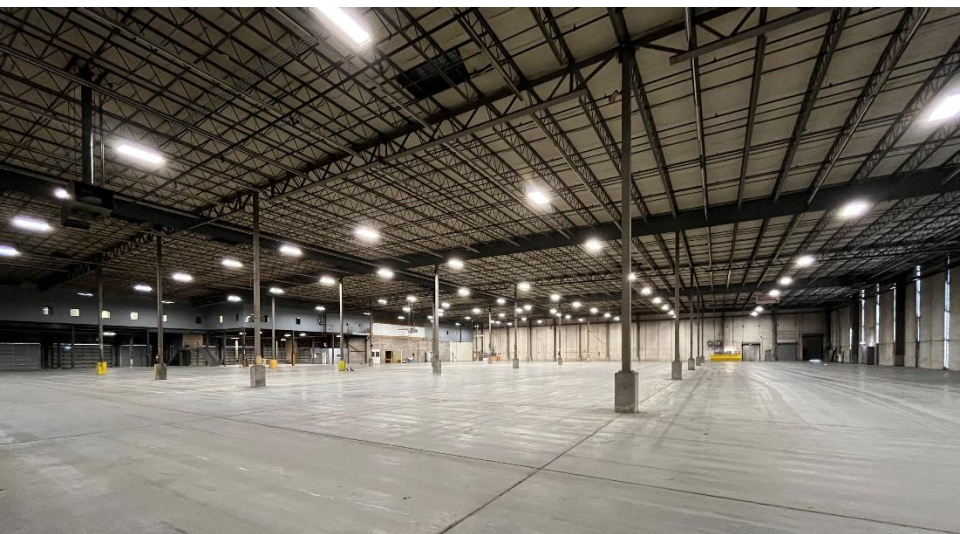
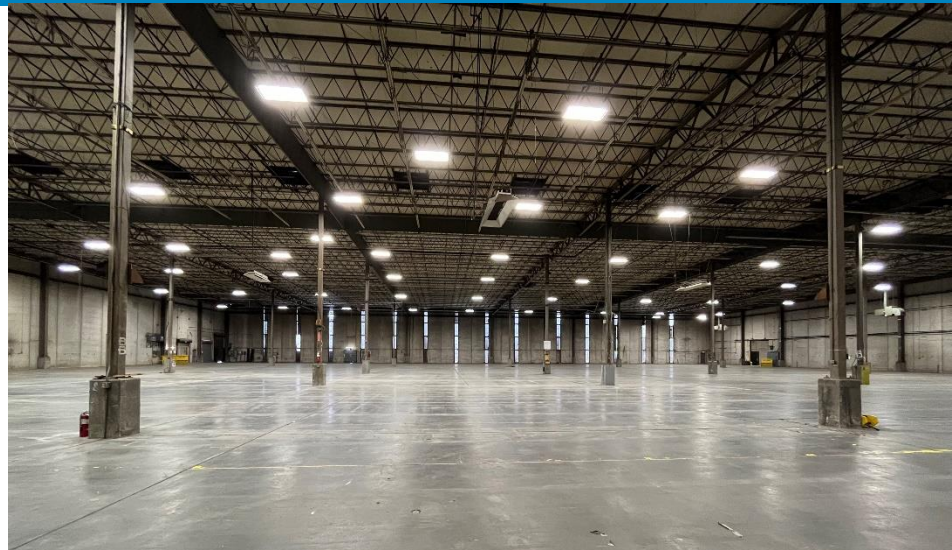
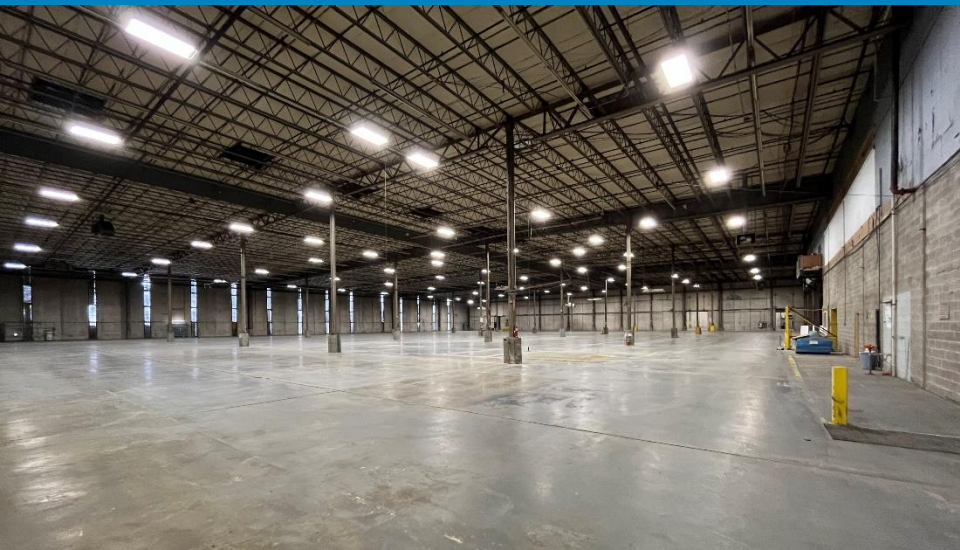






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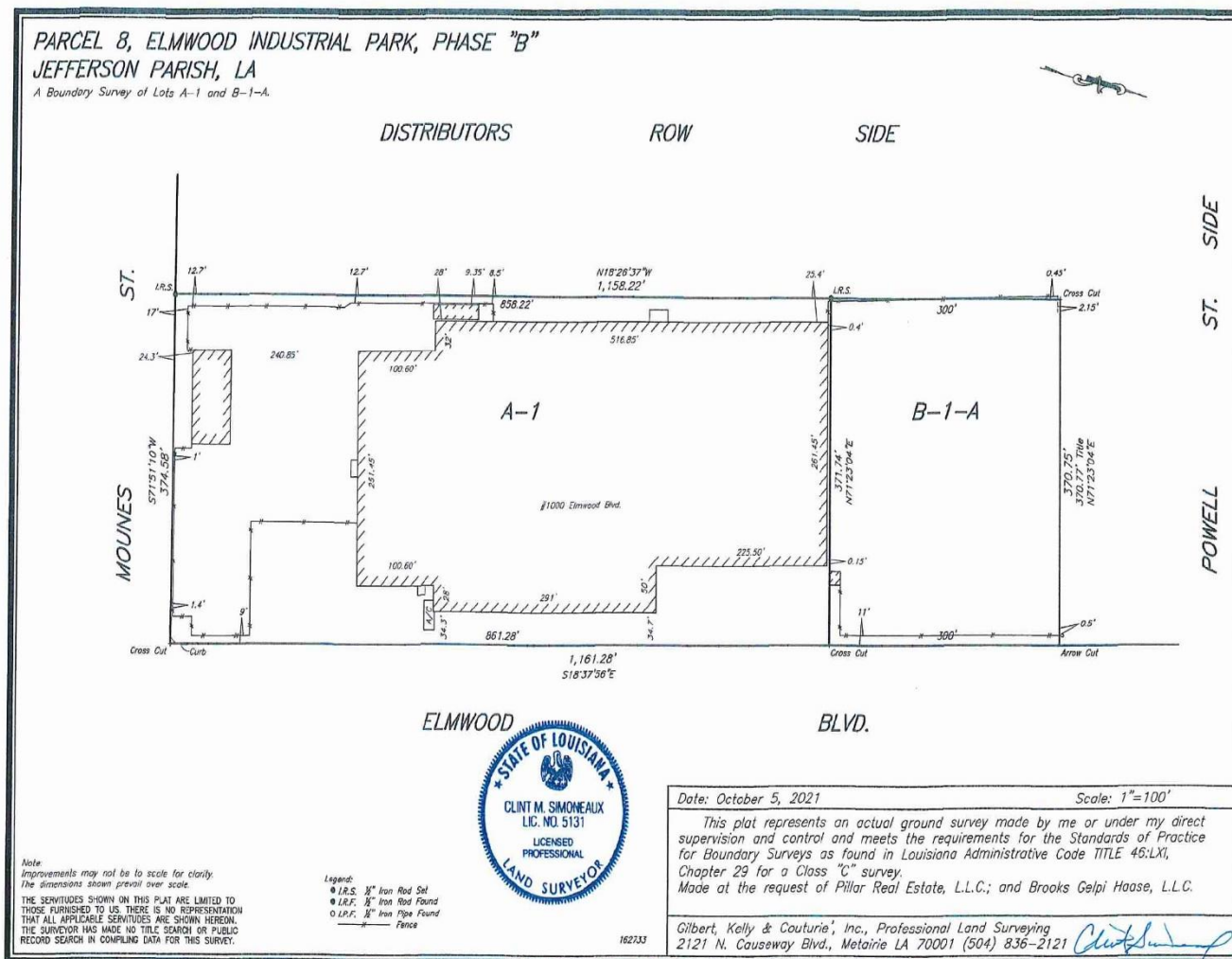
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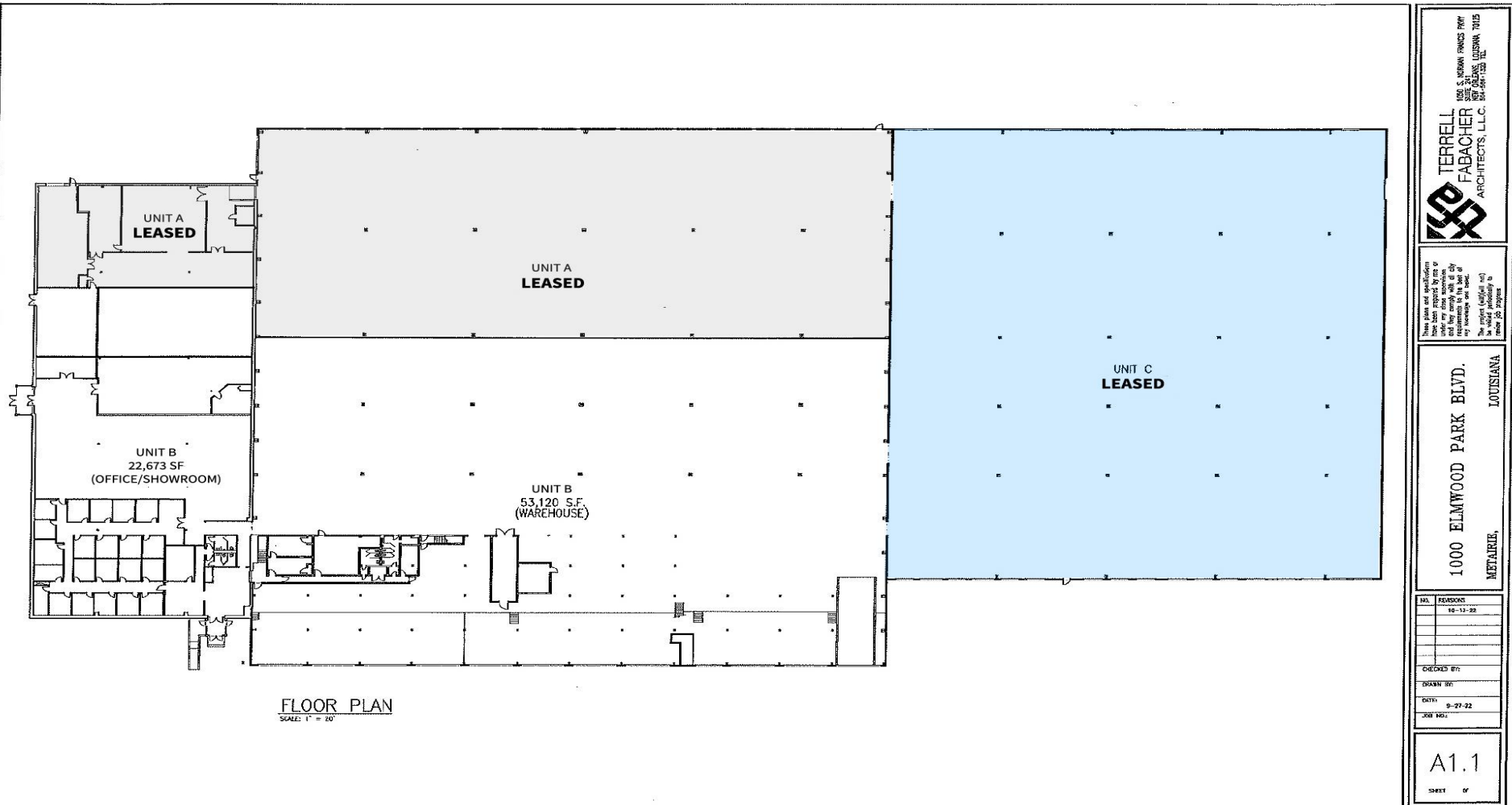
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