



100% LEASED INVESTMENT PROPERTY FOR SALE
ELMWOOD MULTI-TENANT DISTRIBUTION WAREHOUSE
1100 EDWARDS AVENUE | ELMWOOD, LA



LOCATION

1100 Edwards Avenue, Jefferson Parish, Elmwood, LA 70123. Located in the heart of Elmwood Business Park, one block north of Mounes Street (see map).

DESCRIPTION

A premier, high-cube distribution warehouse building comprising 40,500 square feet (150' x 270'), well located near the main interior intersection of Edwards at Mounes, is presently leased to four tenants. Designed and built by Obermeyer Warehouse Company, consisting of masonry construction, 30-foot eave height, fire suppression sprinkler system, 3-phase electrical power, and a composite roof replaced in '07. Building has generous column space of 33.5' x 37.5', and heavy floor load capacity. The three office areas were recently built. Truck loading via various roll-up truck dock doors and drive-in access via exterior concrete ramp. Secured, gated private truck court and subsurface drainage. Potential to create an additional tenant space fronting Edwards Ave.

SITE/ZONING

2.15 acres having 270 feet of frontage on Edwards Avenue by a depth of 338 feet, comprising 93,879 square feet of ground; zoned M-2 industrial district (survey attached).

LEASE INCOME

Four tenant leases presently generate \$264,000 of rental revenue income annually and are under rented. Three lease terms expire this year, and the primary tenant/co-owner space being the front half of the building (21,000 SF) would leaseback for up to three years at a market rate. Balance of the building (19,500 SF) is potentially available by fourth quarter '25 for buyer-user occupancy.

ASKING SALE PRICE

\$5,950,000

Max J. Derbes, Inc.
REALTORS

CONTACT
KEITH G. HENRY, SIOR

DIRECT 504.733.2299
 keith@maxderbes.com

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





100% LEASED INVESTMENT PROPERTY FOR SALE
ELMWOOD MULTI-TENANT DISTRIBUTION WAREHOUSE
1100 EDWARDS AVENUE | ELMWOOD, LA

AERIAL



Max J. Derbes, Inc.
REALTORS ■

CONTACT
KEITH G. HENRY, SIOR

DIRECT 504.733.2299
keith@maxderbes.com

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





100% LEASED INVESTMENT PROPERTY FOR SALE
ELMWOOD MULTI-TENANT DISTRIBUTION WAREHOUSE
1100 EDWARDS AVENUE | ELMWOOD, LA



Max J. Derbes, Inc.
REALTORS ■

CONTACT
KEITH G. HENRY, SIOR

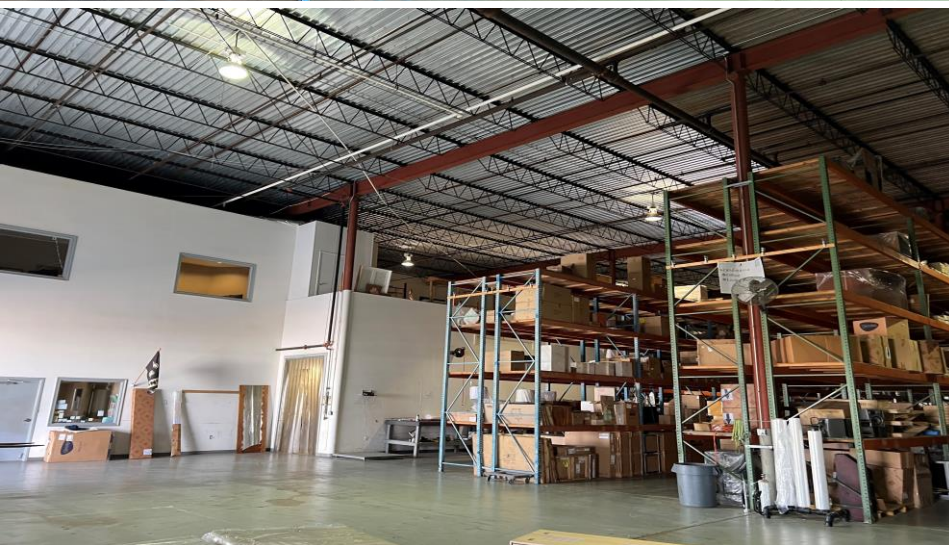
DIRECT 504.733.2299
keith@maxderbes.com

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





100% LEASED INVESTMENT PROPERTY FOR SALE
ELMWOOD MULTI-TENANT DISTRIBUTION WAREHOUSE
1100 EDWARDS AVENUE | ELMWOOD, LA



Max J. Derbes, Inc.
REALTORS ■

CONTACT
KEITH G. HENRY, SIOR

DIRECT 504.733.2299
keith@maxderbes.com

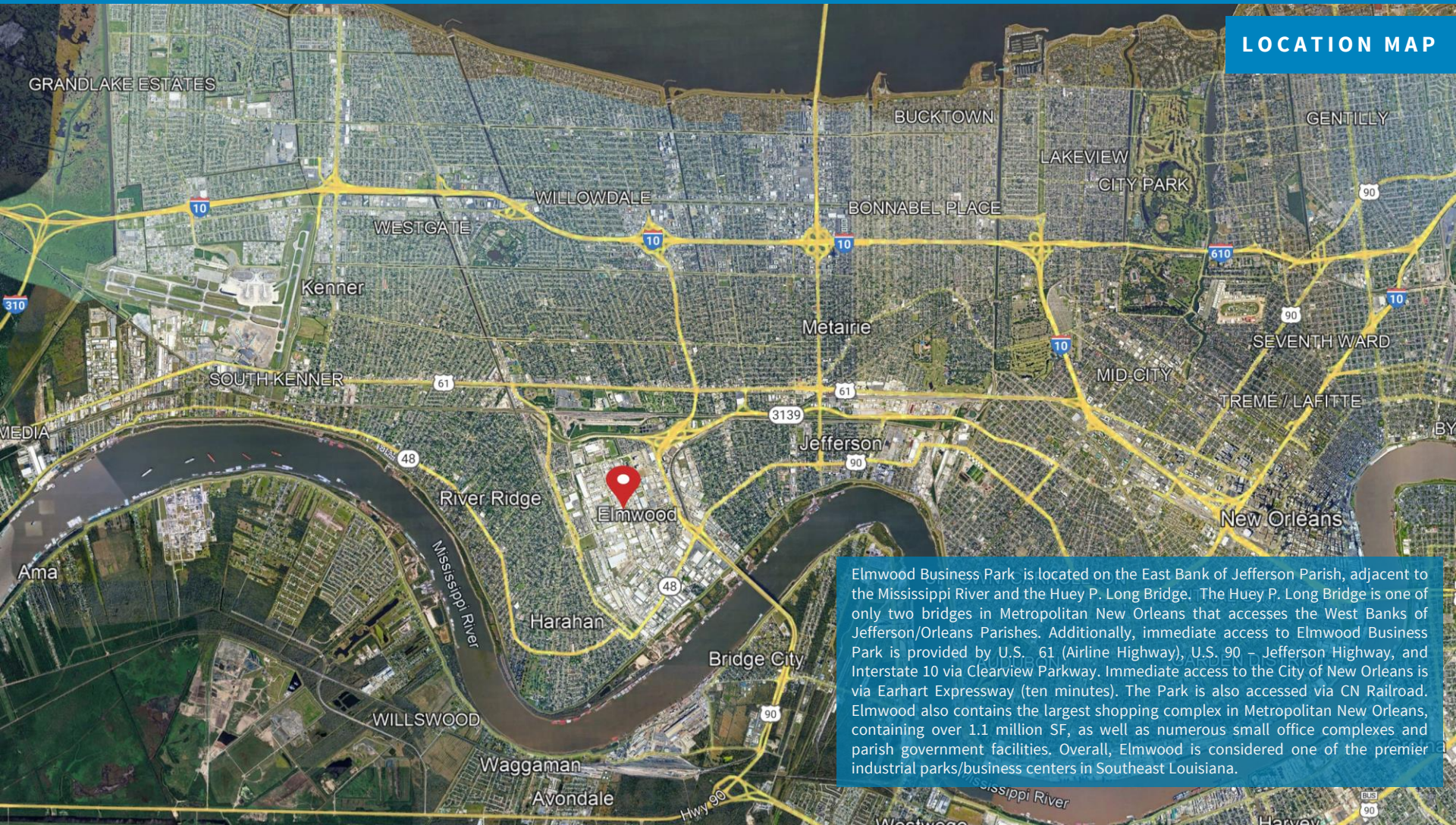
Max J. Derbes, Inc.
5440 Mounes Street, Ste 100
New Orleans, LA 70123





100% LEASED INVESTMENT PROPERTY FOR SALE
ELMWOOD MULTI-TENANT DISTRIBUTION WAREHOUSE
 1100 EDWARDS AVENUE | ELMWOOD, LA

LOCATION MAP



Elmwood Business Park is located on the East Bank of Jefferson Parish, adjacent to the Mississippi River and the Huey P. Long Bridge. The Huey P. Long Bridge is one of only two bridges in Metropolitan New Orleans that accesses the West Banks of Jefferson/Orleans Parishes. Additionally, immediate access to Elmwood Business Park is provided by U.S. 61 (Airline Highway), U.S. 90 – Jefferson Highway, and Interstate 10 via Clearview Parkway. Immediate access to the City of New Orleans is via Earhart Expressway (ten minutes). The Park is also accessed via CN Railroad. Elmwood also contains the largest shopping complex in Metropolitan New Orleans, containing over 1.1 million SF, as well as numerous small office complexes and parish government facilities. Overall, Elmwood is considered one of the premier industrial parks/business centers in Southeast Louisiana.

Max J. Derbes, Inc.
 REALTORS ■

CONTACT
 KEITH G. HENRY, SIOR

DIRECT 504.733.2299
 keith@maxderbes.com

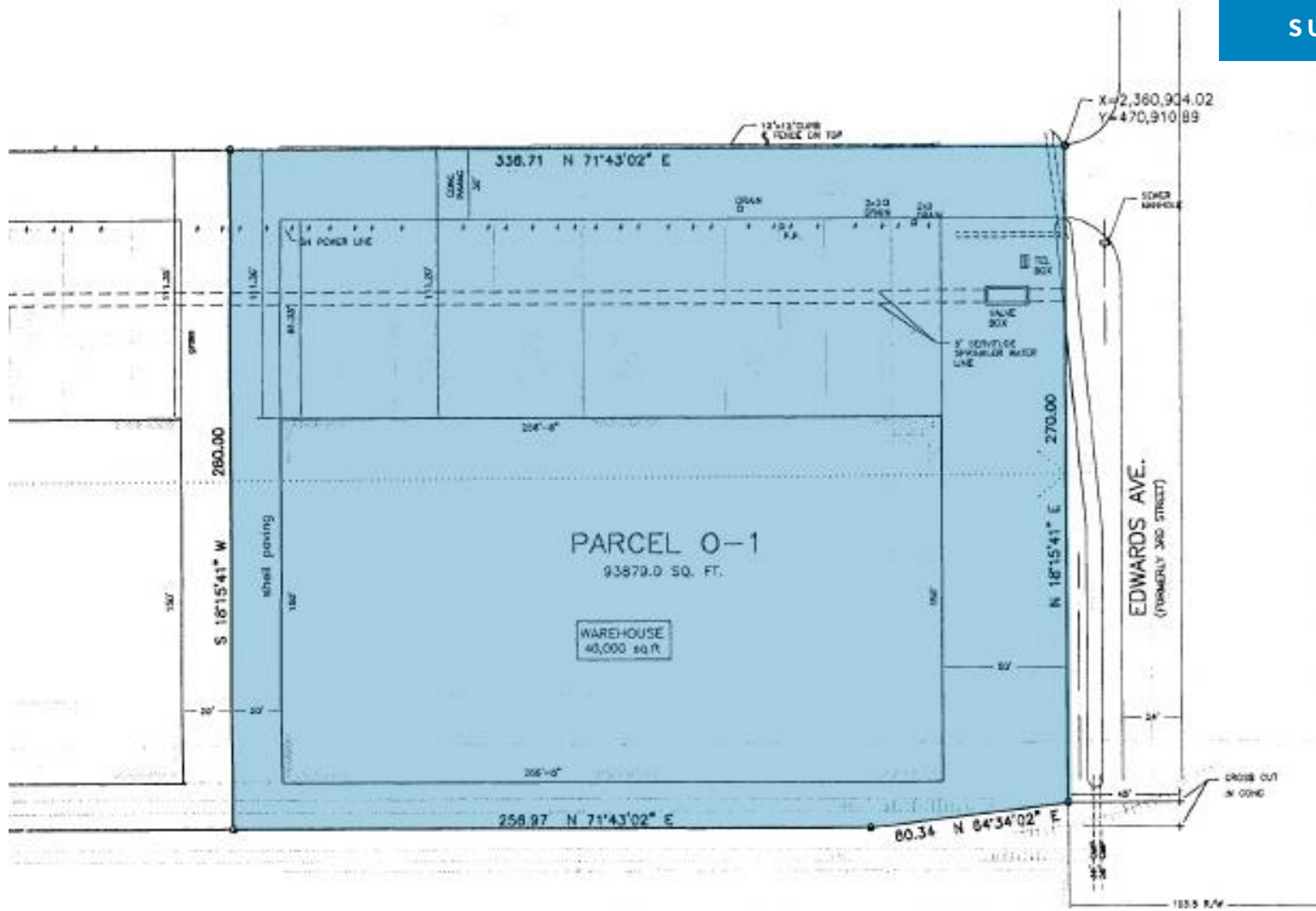
Max J. Derbes, Inc.
 5440 Mounes Street, Ste 100
 New Orleans, LA 70123





100% LEASED INVESTMENT PROPERTY FOR SALE
ELMWOOD MULTI-TENANT DISTRIBUTION WAREHOUSE
 1100 EDWARDS AVENUE | ELMWOOD, LA

SURVEY



Max J. Derbes, Inc.
 REALTORS ■

CONTACT
 KEITH G. HENRY, SIOR

DIRECT 504.733.2299
 keith@maxderbes.com

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

