



INDUSTRIAL BUILDING/DEVELOPMENT SITE FOR SALE

6000 JEFFERSON HIGHWAY | ELMWOOD, LA



LOCATION	Section 41, Lot 1af-1; T13S, R10E; Elmwood Industrial Park, forms the intersection of Hord Street and Jefferson Highway
BUILDING	88,000+/- Sq. Ft. Quonset Hut style building including 6,000+/- Sq. Ft. of office space; plus a 16,500 Sq. Ft. covered storage area. Eave heights range from 12-14' with a clear peak height of 30'. There is also a 5,600 Sq. Ft. detached warehouse on site.
AVAILABLE	Leased through April 30, 2026 to Bishop Lifting, LLC
ZONING	IL – Light Industrial

SITE	6.67 Acres, on a signaled intersection, on a bus line, 2018 Flood Zone: X
ATTRIBUTES	New roof in 2025, covered storage, partially sprinklered, fully fenced stabilized yard and partially paved
LOADING	10 Grade Doors, 4 Dock-hi loading positions
ASKING PRICE	\$6.5 Million
ASKING RENTAL	5.95 per sq. ft./NNN

Max J. Derbes, Inc.
REALTORS ■

CONTACT
BERT DUVIC, CCIM, SIOR

OFFICE 504.733.4565
bertd@maxderbes.com

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5440 Mounes Street, Ste 100
New Orleans, LA 70123





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SITE PHOTO



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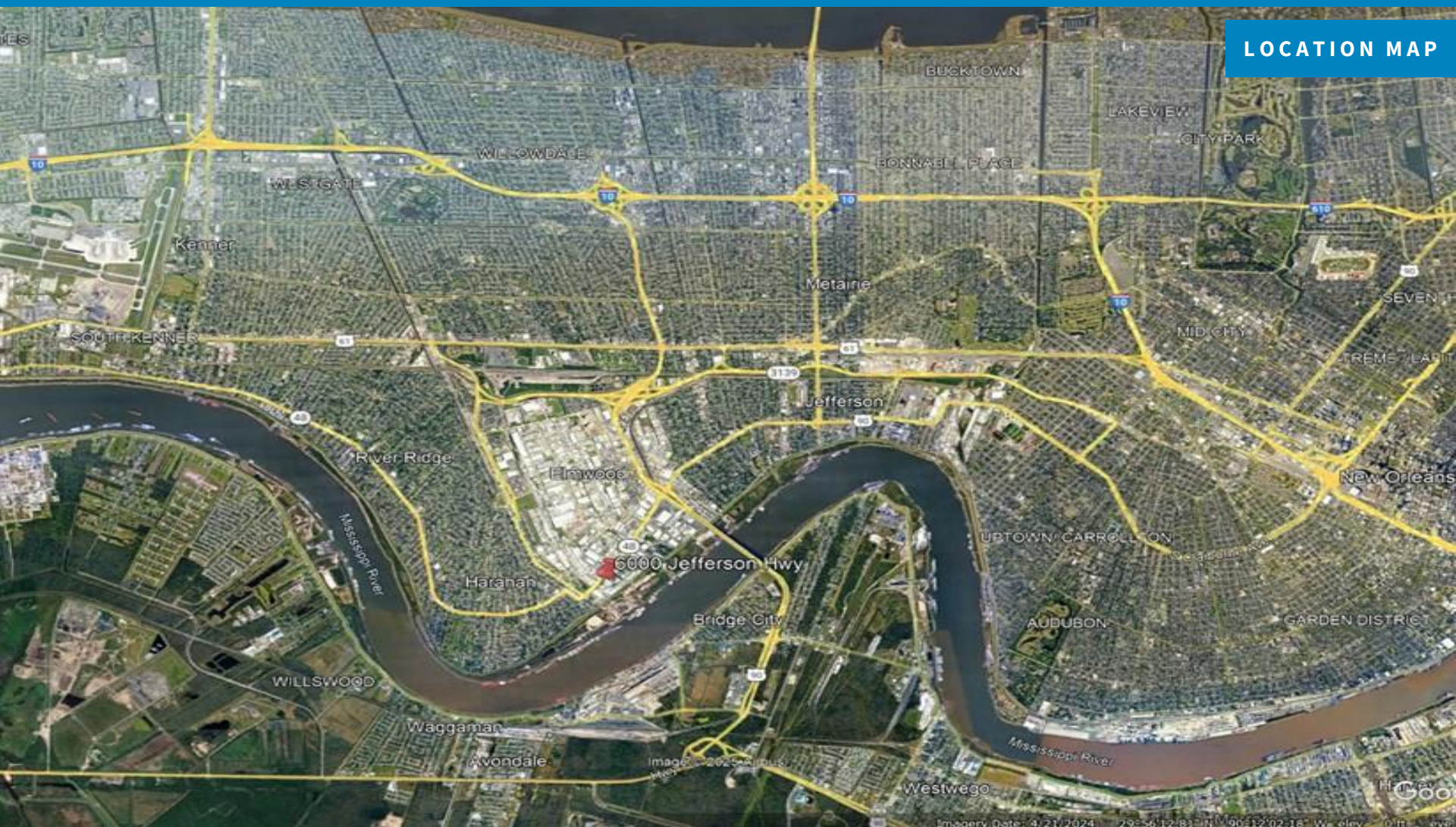




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LOCATION MAP



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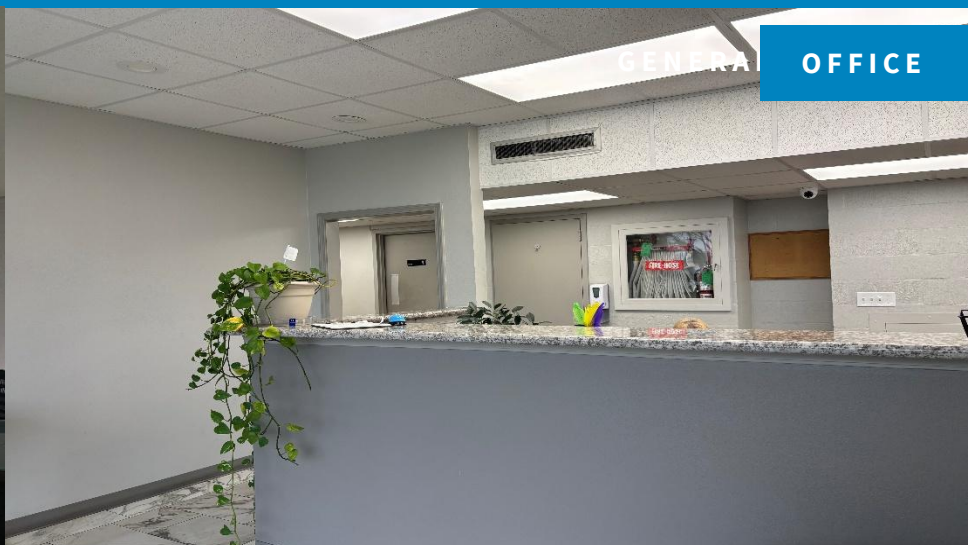
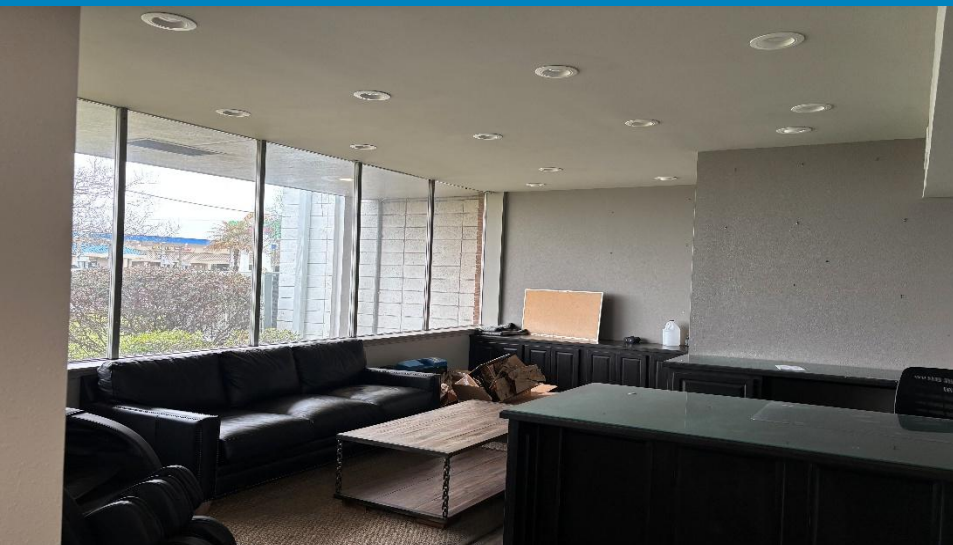
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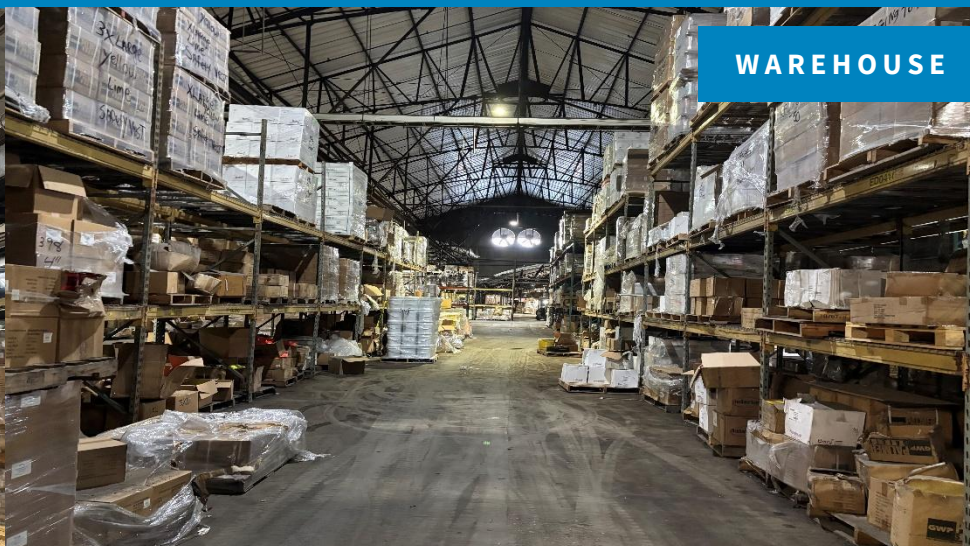
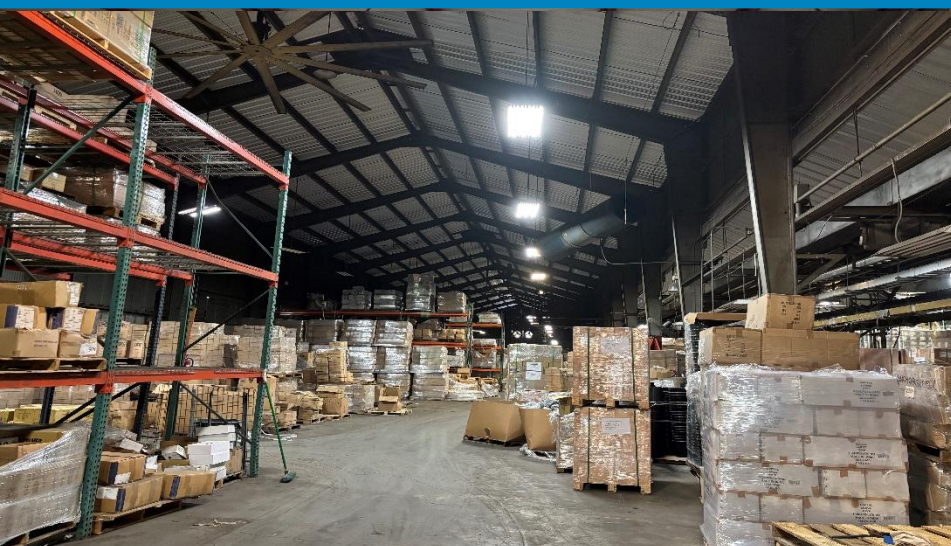
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LOADING



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