



CLASS A DISTRIBUTION CENTER FOR SUBLEASE
310 JAMES DRIVE EAST | JAMES BUSINESS PARK | SAINT ROSE, LA



BUILDING AREA 36,269 sq. ft. of Class A tilt-up construction distribution space (See attached floorplan)

OFFICE AREA Small administrative office area located within the warehouse

LOADING Dock height via six (6) 10' x 10' overhead doors

EAVE HEIGHT 30' clear

SPRINKLERS The building is fully sprinklered

AVAILABILITY 90 days from lease execution

MISCELLANEOUS Primary term expires March 31, 2029.
Racking can be made available – negotiable.

LEASE RATE \$7.00 per square foot on a net lease basis

Max J. Derbes, Inc.
REALTORS ■

CONTACT
GERARD E. HENRY, SIOR

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





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Google Earth
9/23/2016

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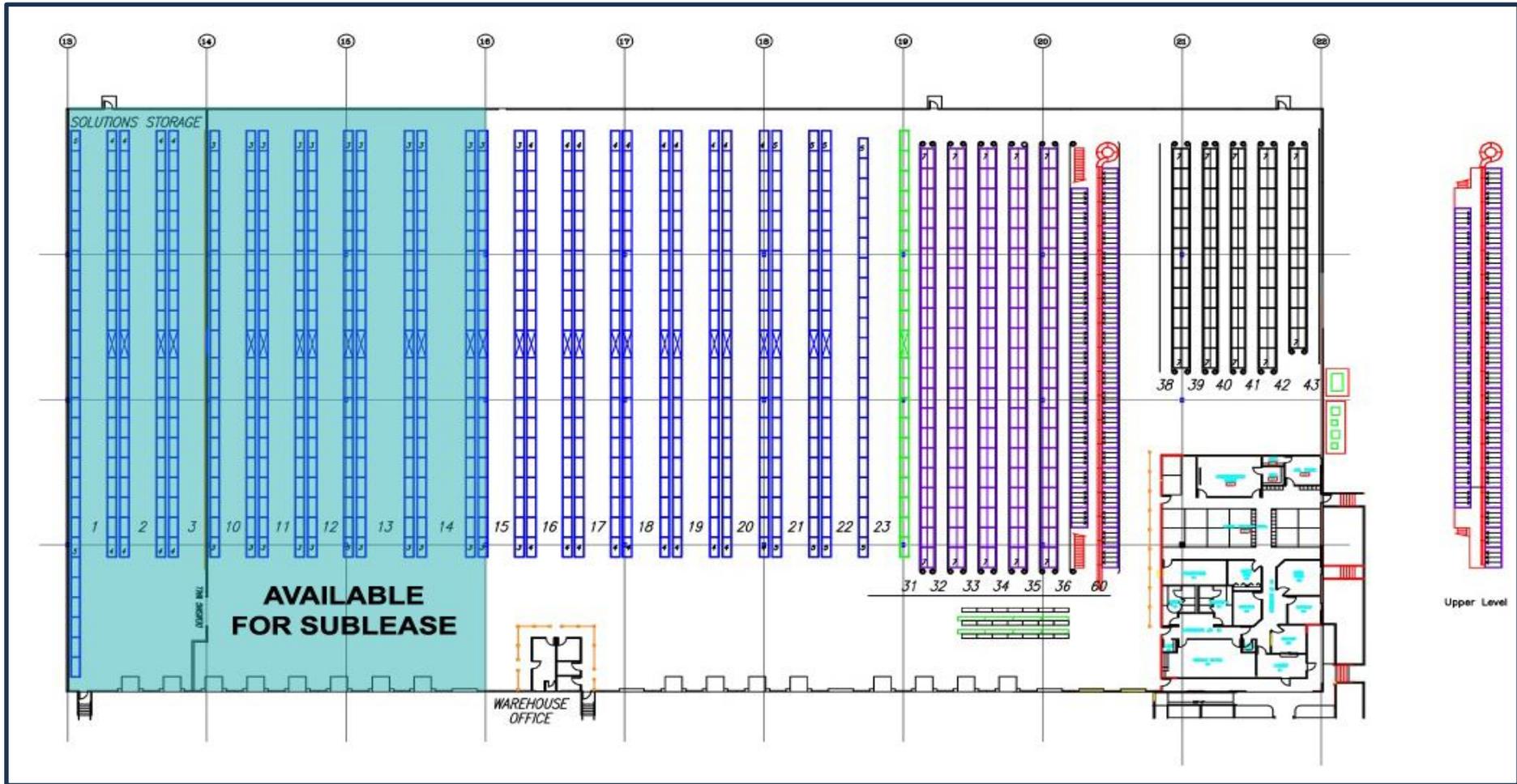
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