



CORPORATE REALTY

1706 Cannes Dr., LaPlace, LA 70068
985.653.7368 | corp-realty.com

COMMERCIAL/INDUSTRIAL | FOR LEASE

Office/Warehouse/Laydown Yard

450 Rosenwald Street and 464 Rosenwald Street

RESERVE, LOUISIANA 70084

Lauren T. Marmande
lmarmande@corp-realty.com
985.653.7368

Hank Tatje III, MAI
htatje@corp-realty.com
504.908.6158



OFFICE SPACE/WAREHOUSE/STORAGE/YARD

450 & 464 Rosenwald Street, Reserve, Louisiana 70084

DESCRIPTION

This property consists of two buildings totalling 9,600 sf on more than 70,000 sf of land which can be leased separately or together. It is located half a block off Blues Highway (US Highway 61) which has 13,933 vpd and situated in dense industrial/commercial area of Reserve, near the Marathon Garyville Refinery, schools, and national retailers.

ZONING

The **INDUSTRIAL DISTRICT TWO (I-2)** is intended to provide for the location and grouping of uses of a medium industrial nature while at the same time reducing the impact to those districts and uses to adjacent nonindustrial uses. Permitted uses include heavy industrial uses, incidental storage, and retail sales and structures that support the main industrial use.



CORPORATE REALTY

Lauren T. Marmande
lmarmande@corp-realty.com
985.653.7368

Hank Tatje III, MAI
htatje@corp-realty.com
504.908.6158

450 ROSENWALD STREET

DETAILS



- **Size:** 6,400 sf total building
 - » 575 sf office space
 - » 5,825 sf warehouse
- **Rental Rate:** \$11.00/sf, NNN (\$5,867/month)
- 14' eave height in warehouse and a 12' x 12' overhead loading door
- paved storage or laydown yard
- 40,200 sf land parcel (134' x 300')



CORPORATE REALTY

Lauren T. Marmande
lmarmande@corp-realty.com
985.653.7368

Hank Tatje III, MAI
htatje@corp-realty.com
504.908.6158

464 ROSENWALD STREET

DETAILS



- **Size:** 3,200 sf office building (single story)
- **Rental Rate:** \$12.00/sf, NNN (\$3,200/month)
- additional land that can be used for storage or as a laydown yard
- 30,000 sf lot (100' x 300')



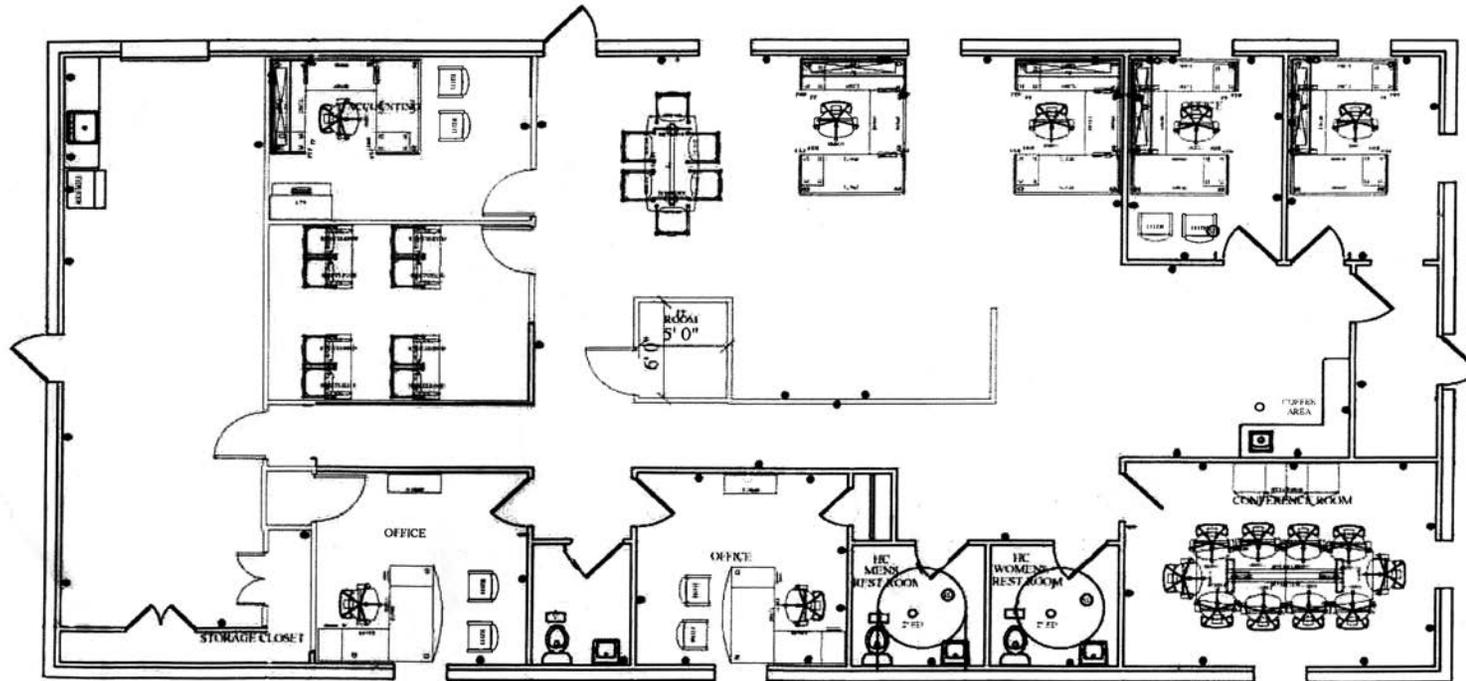
CORPORATE REALTY

Lauren T. Marmande
lmarmande@corp-realty.com
985.653.7368

Hank Tatje III, MAI
htatje@corp-realty.com
504.908.6158

464 ROSENWALD STREET

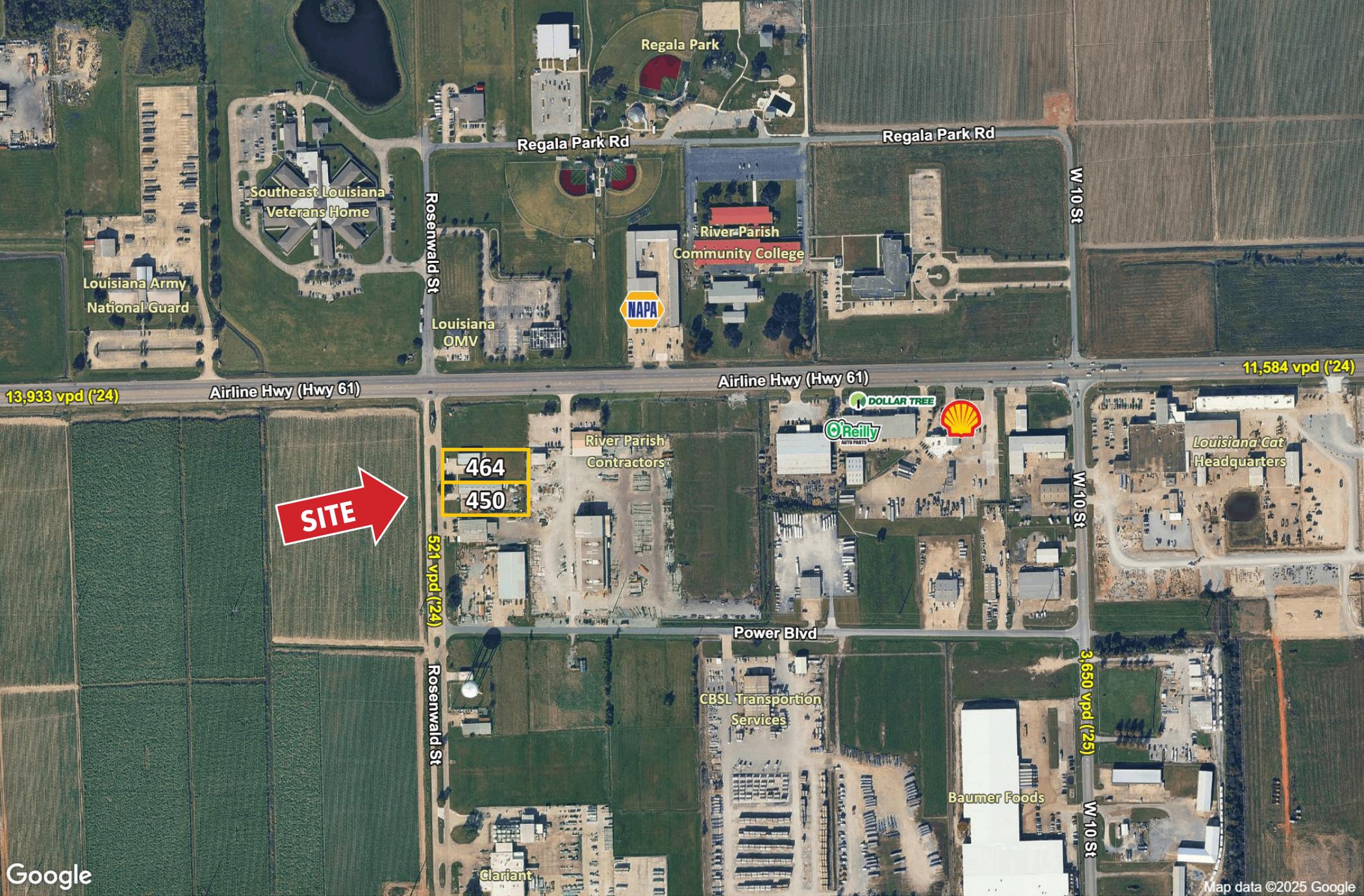
FLOOR PLAN



CORPORATE REALTY

Lauren T. Marmande
lmarmande@corp-realty.com
985.653.7368

Hank Tatje III, MAI
htatje@corp-realty.com
504.908.6158



Google

Map data ©2025 Google



COMMERCIAL/INDUSTRIAL | FOR LEASE

Office/Warehouse/Laydown Yard

450 & 464 Rosenwald Street, Reserve, Louisiana 70084



Lauren T. Marmande
lmarmande@corp-realty.com
985.653.7368



Hank Tatje III, MAI
htatje@corp-realty.com
504.908.6158



CORPORATE REALTY

1706 Cannes Dr., LaPlace, LA 70068
985.653.7368 | corp-realty.com

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana. 12/2025