

# LARGE WAREHOUSE/OFFICE SPACE FOR LEASE

1750 SOUTH LANE, MANDEVILLE – OFF HWY. 59

7 SECTIONS CURRENTLY AVAILABLE (as of 1/26)



3,000 sf – 41,000 sf Available

1. 12,000 sf office/warehouse area (3K sf office/9K sf warehouse) with separate side entrance & 2 drive-in bays (may add 1 shared, adjacent truck well)
2. 5,000 sf warehouse area contiguous to 12,000 sf area for expansion (east)
3. 6,250 sf warehouse area contiguous to 12,000 sf area (south) for expansion
4. 3,000 sf furnished Executive Office space available at front of building
5. 4,000 sf of free span warehouse space with back, dedicated overhead door
6. 1,900 sf air-conditioned machine shop/office space
7. 8,750 sf in large back warehouse with back overhead door

Prime Location North of I-12 off Hwy. 59. Easy access to interstate, well-built, epoxy floors, all sprinklered, 480/240/110 power, 1 shared truck well, 6 drive-in bays, high ceilings 20' – 34', well-lit spaces. Portable loading ramp and forklift available for use. Flexible layouts and lease lengths.

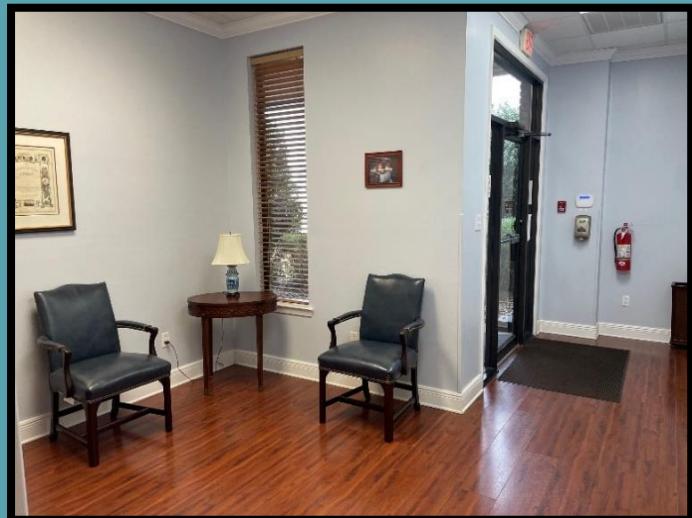
Space for Lease: Triple Net Leases \$10 - \$15/sf/yr depending on space and length of lease

Long and Short-Term Leases Available - Triple Net Charges - \$2.25/sf/yr



Julie Philippus, Owner/Agent  
985.789.6334 cell  
[julie@dihold.com](mailto:julie@dihold.com)

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