



CORPORATE REALTY
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ANDREA ARONS HUSEMAN, CCIM

CORPORATE REALTY

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170
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INDUSTRIAL SPACE | FOR LEASE

Multi-Purpose Industrial Space

2557 Constitution Street
NEW ORLEANS, LA 70122

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WAREHOUSE NEAR I-10 & I-610 SPLIT

2557 Constitution Street, New Orleans, LA 70122

DESCRIPTION

This sheet-metal building with front access roll-up door is ideal for a variety of uses, including warehouse and storage space.

- Centrally located near I-10 and I-610
- Bathroom & electricity (unconditioned)
- Ceiling height of 20' with eaves of 10'

OVERVIEW

SIZE

2,100 sf

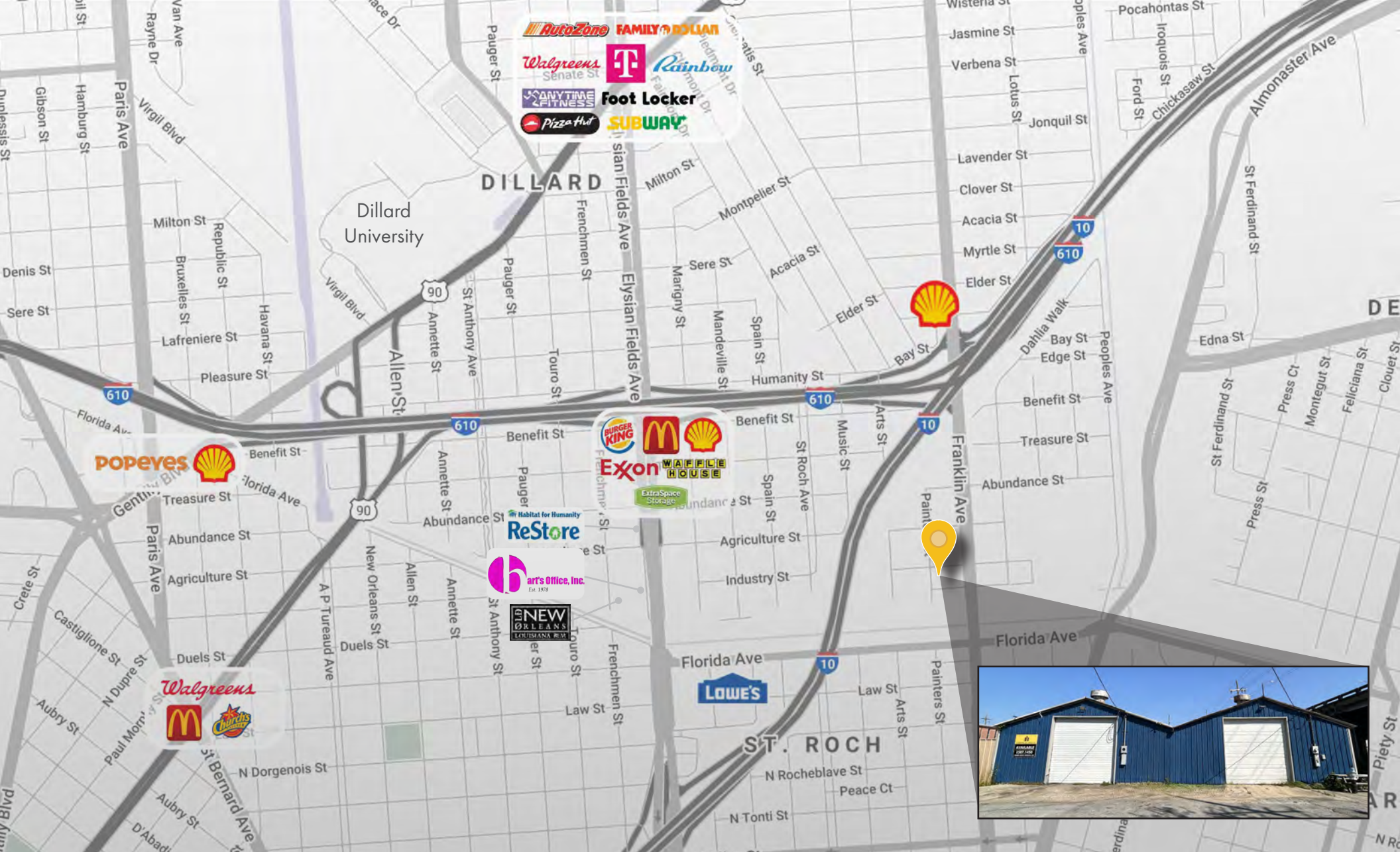
RENTAL RATE

\$9.00/sf, NNN



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ZONING AND TRANSPORTATION

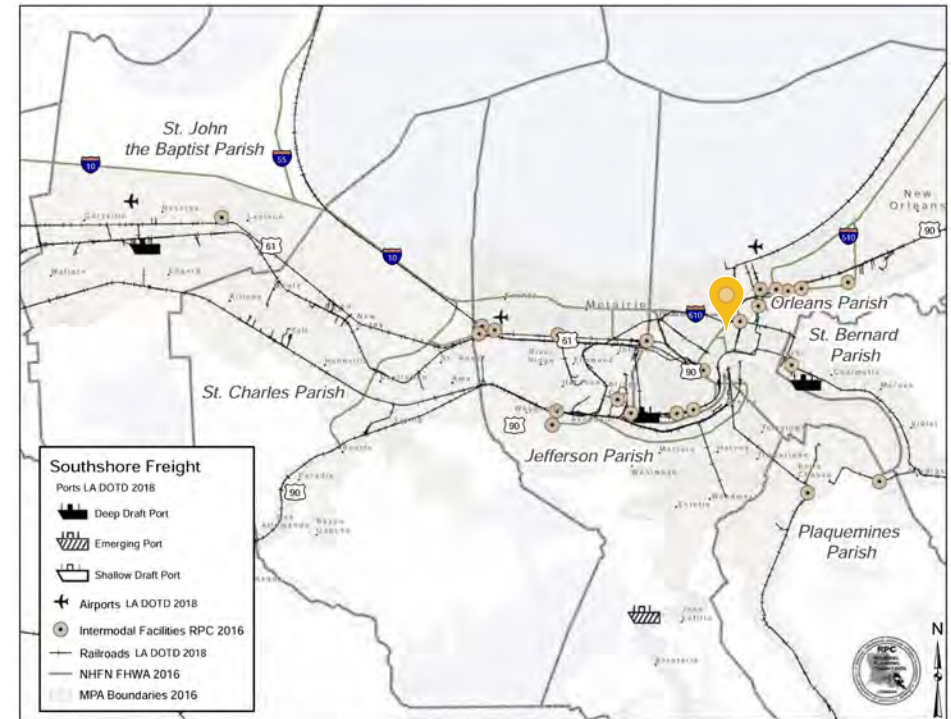
Zoning: Mixed-Use Medium Density

Goal: Create medium-density neighborhood centers to enhance walkability and serve as focal points within neighborhoods. Proximity to transit encouraged.

Range of Uses: Medium-density single-family, two-family and multi-family residential and commercial uses. Limited light industrial uses (small food manufacturers, craft and value added industry and passive warehousing and storage) may be allowed in some areas. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Transit and transportation facilities are allowed.

Development Character: Height, mass and density of new development varied to ensure proper transitions to surrounding lower density residential neighborhoods. Many structures will feature ground floor retail with residences on upper floors. Allow the adaptive reuse of historic non-residential structures with densities higher than the surrounding neighborhood through the planned development process. Allow higher residential densities when a project is providing significant public benefits such as long-term affordable housing. Incorporate risk reduction and adaptation strategies in the built environment.

FREIGHT TRANSPORTATION MAP



The site of the subject properties is well serviced by various freight transportation routes.



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