



Available For Lease
1424 4th St
Westwego, LA 70094

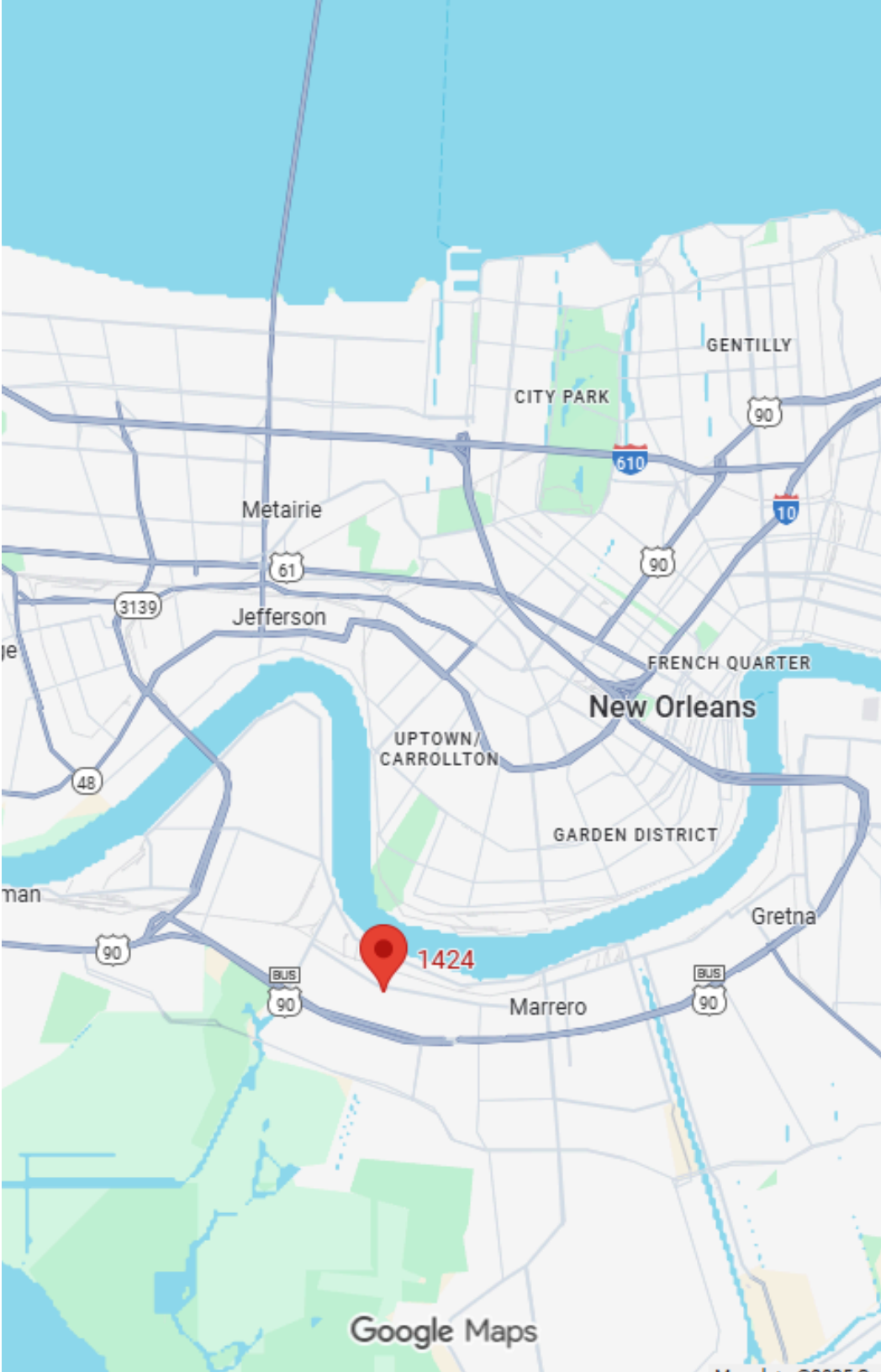


Property Summary

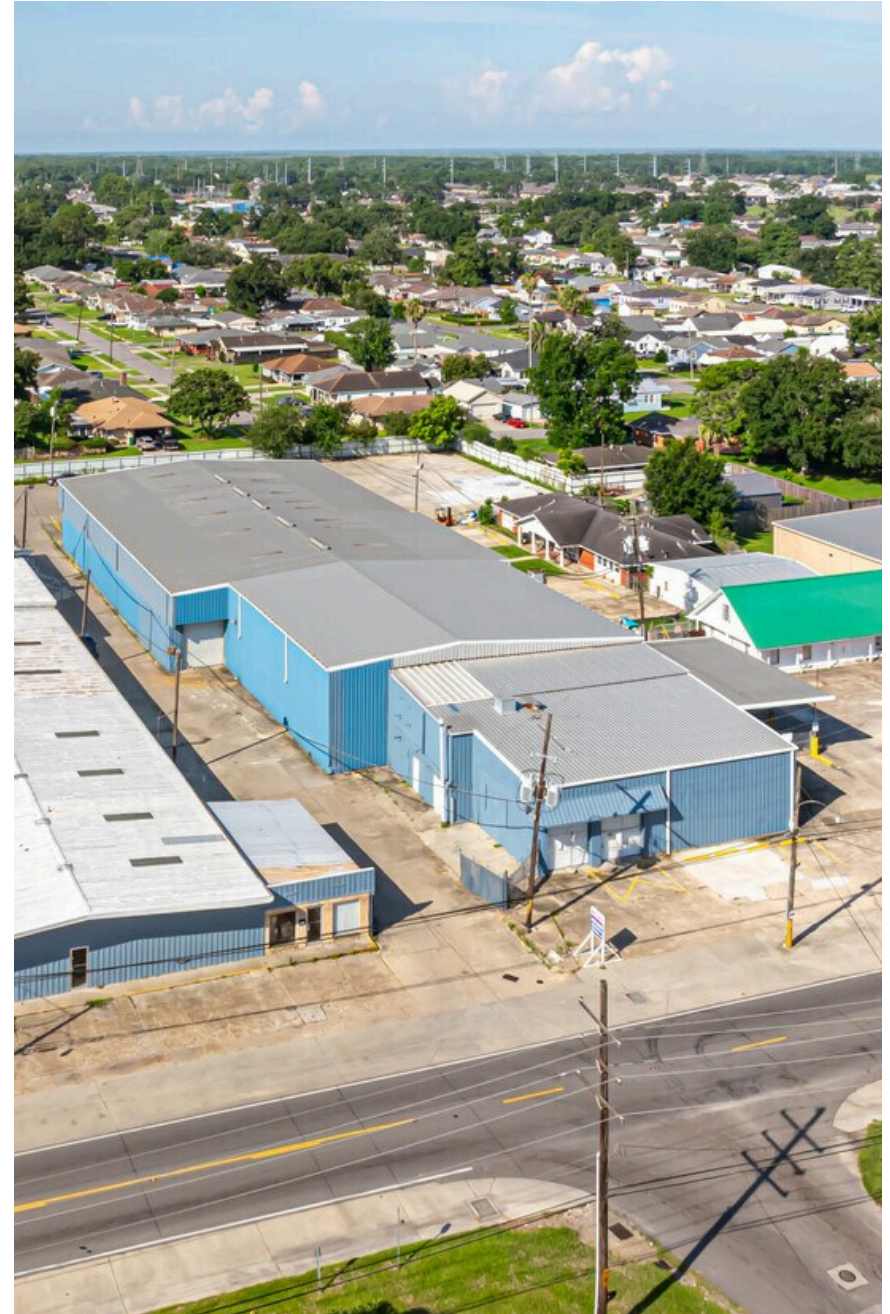
This industrial property at 1424 4th St in Westwego, LA offers an excellent combination of functional warehouse features and a strategic location within the West Bank industrial corridor. The site includes a 25,000 SF main building with 18-foot clear height, supplemented by a 1,500 SF secondary building ideal for storage, shop use, or small office needs. Sitting on 1 acre, the facility provides ample yard space for parking, laydown, and truck maneuvering. Loading is highly flexible with two drive-in doors and four dock-high positions, making the property suitable for distribution, light manufacturing, service contractors, or logistics users. Its Westwego location provides convenient access to US-90, major trucking routes, and the greater New Orleans region, offering proximity to labor, customers, and the Port of New Orleans —making it an efficient and well-positioned operational base.

PROPERTY SUMMARY

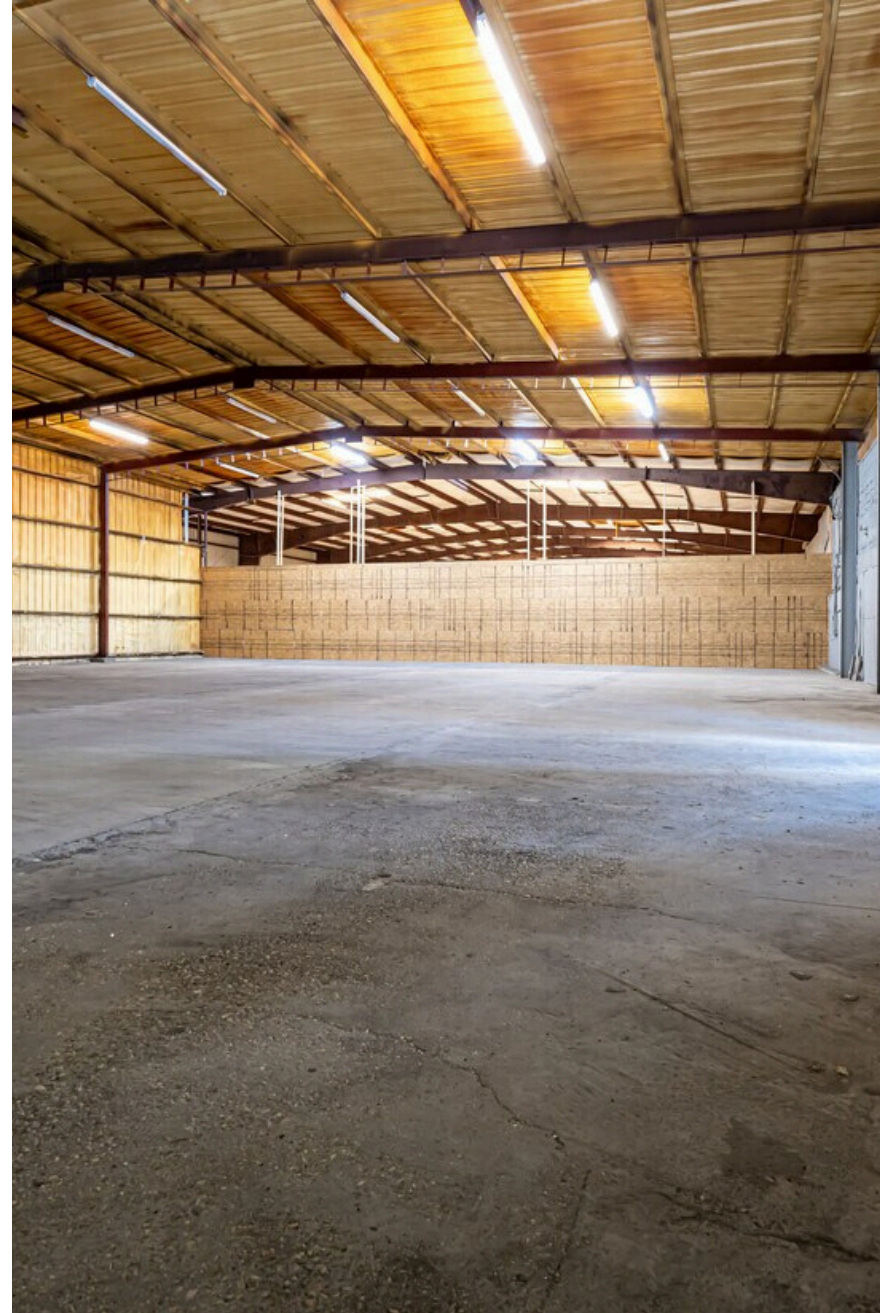
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|----------------------|-------------------------------------|
| Address | 1424 4th Street, Westwego, LA 70094 |
| Type | For Lease |
| Total SF | 26,500 |
| Acreage | 1 |
| Year Built/Renovated | 1990 |
| Dock Doors | 4 |
| Drive-ins | 2 |
| Clear Height | 18' |
| Zoning | Industrial |



Property Photos



Property Photos



Prime Industrial Location - New Orleans, LA

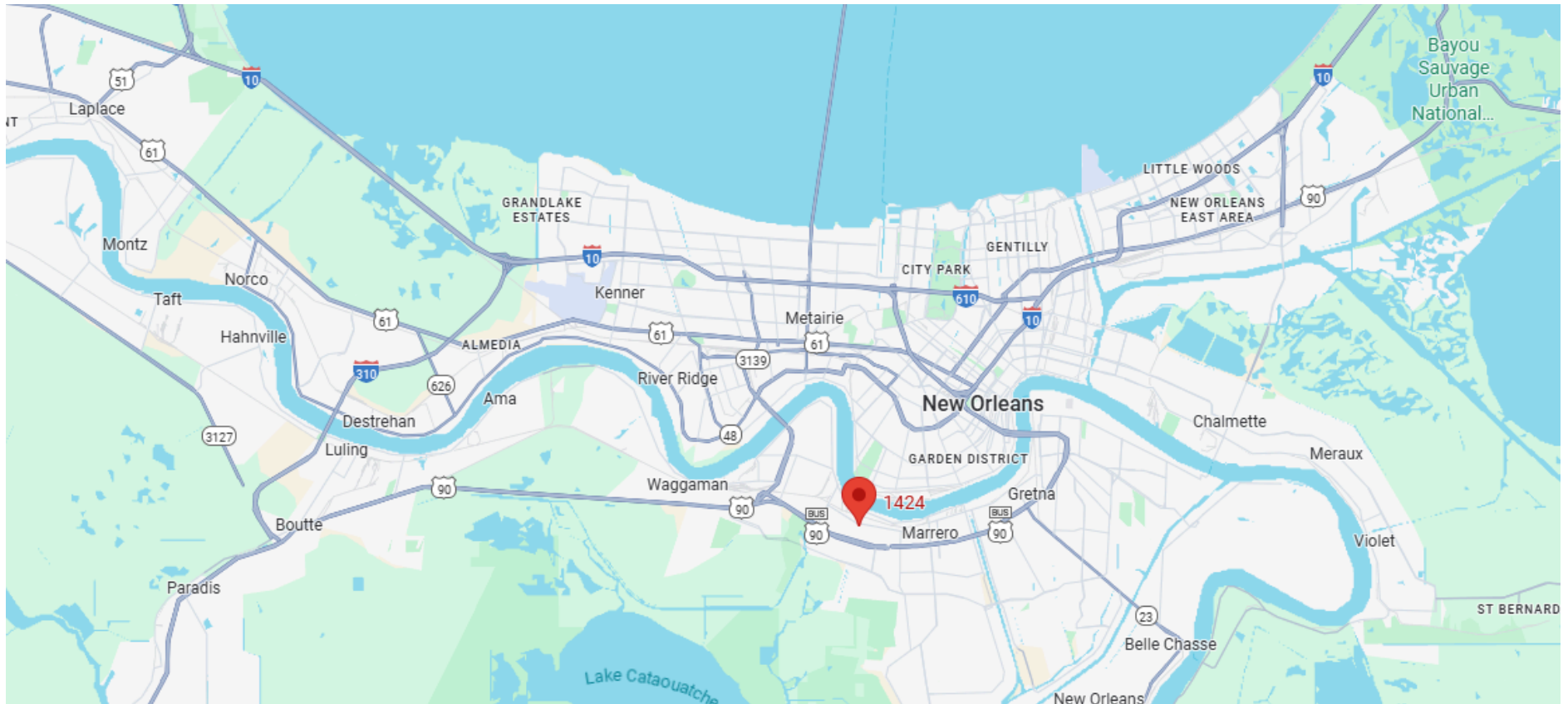
New Orleans is a powerhouse location for commercial and industrial users thanks to its unmatched logistics network and access to global trade. Anchored by the Port of New Orleans, one of the nation's most important import-export gateways, the region offers seamless connectivity through deepwater shipping, rail, interstate highways, and air cargo. Businesses benefit from a strong labor pool, competitive operating costs, and a growing industrial base supported by petrochemical, manufacturing, maritime, and distribution sectors. The city's strategic position along the Mississippi River and the Gulf Coast makes it an ideal hub for companies that need efficient access to major U.S. markets, international shipping lanes, and resilient supply-chain infrastructure—all of which drive sustained demand for quality industrial real estate.

Distance

Downtown New Orleans - 10 Miles

I-610 - 11 Miles

I-10 - 9 Miles





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