

# NEW WAREHOUSE/OFFICE SPACE FOR LEASE

1750 SOUTH LANE, MANDEVILLE – OFF HWY. 59

3 SECTIONS AVAILABLE



1. 35,000 sf new warehouse space with 5 offices plus access to 2 shared truck wells in additional 7,500 sf staging/storage area. Can be subdivided.
2. Up to 13,125 sf of adjacent Free Span warehouse space with up to 6,000 sf optional furnished Executive office space at front of building.

Prime Location North of I-12 off Hwy. 59. Easy access to interstate, well-built, all sprinklered, 480/240/110 power, 2 shared truck wells, several drive-in bays

Space for Lease: 5,000sf – 61,625sf: \$10 - \$11/sf/year depending on space as blended rate  
Long and Short-Term Leases Available - Triple Net Lease

(Orig. Bldg.) Bldg. A 20' Eave height – 28' Center

- 2 – truck wells 14' x 14' garage doors – 130 mph wind rating)
- 3 - Drive -in bays (2 qty. 14' x 14' & 20' x 14' – 130 mph Wind Rating)
- 2 – 2500 amp Services 110v, 240v, 480v

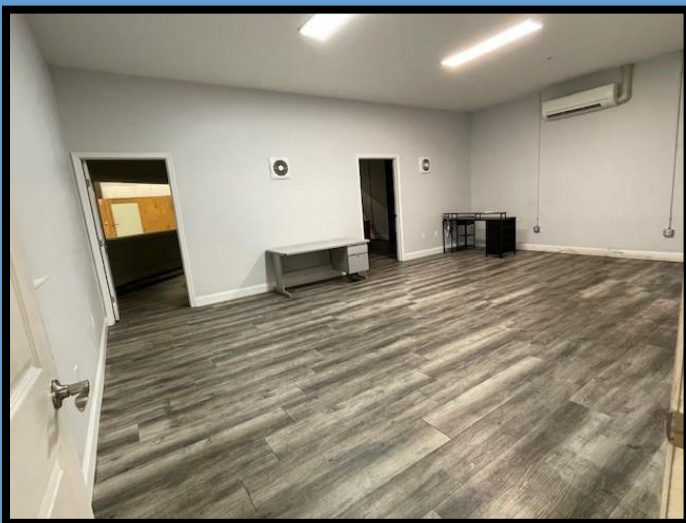
(New Bldg.) Bldg. B +/- 35,000 sf (can be divided into two areas) – epoxy floor throughout

Area 2: +/- 13,125 sq ft approx. (75' X 175') Free Span

- 26' - 20' Eave (sloped roof)
- 2 – Exterior Overhead Doors (16' x 14' – 130 mph Wind Rating)

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Owner/Agent Listing Broker: Pat Diefenthal, Inc. 985.867.1801



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