



Each office independently owned and operated

FOR LEASE

INDUSTRIAL PROPERTY

801 EDWARDS AVE

HARAHAN, LA 70123

MAX JUGE - RE/MAX COMMERCIAL

3331 Severn Avenue | Suite 200

Metairie, LA 70002



PRESENTED BY:

MAX JUGE

Sales Associate

504.838.0001

LA #995716624

801 EDWARDS AVE

HARAHAN, LA 70123



PROPERTY DESCRIPTION

36,800-square-foot industrial space is available for sublease at 801 Edwards Ave. in Harahan, LA. The sublease term runs through September 30, 2027. The layout includes approximately 2,000 square feet of move-in ready office space at the front of the building, with the remaining square footage dedicated to warehouse operations.

The warehouse provides a 30-foot clear height and features a double-wide dock-high door. A 2-ton bridge crane directly serves this front loading area. Additionally, the property includes an exterior laydown yard on the side of the building for outdoor storage or staging needs.

Facility infrastructure includes a standard fire sprinkler system, LED lighting, and industrial HVLS ("Big Ass") fans for air circulation. The space is clean, functional, and ready for immediate occupancy by a new user.

OFFERING SUMMARY

Lease Rate:	\$7 SF/yr (Gross)
Available SF:	36,800 SF
Office SF:	~2,000 SF
Clear Height:	Approx. 30'

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	2	284	2,852
Total Population	3	475	5,803
Average HH Income	\$99,854	\$99,854	\$90,377



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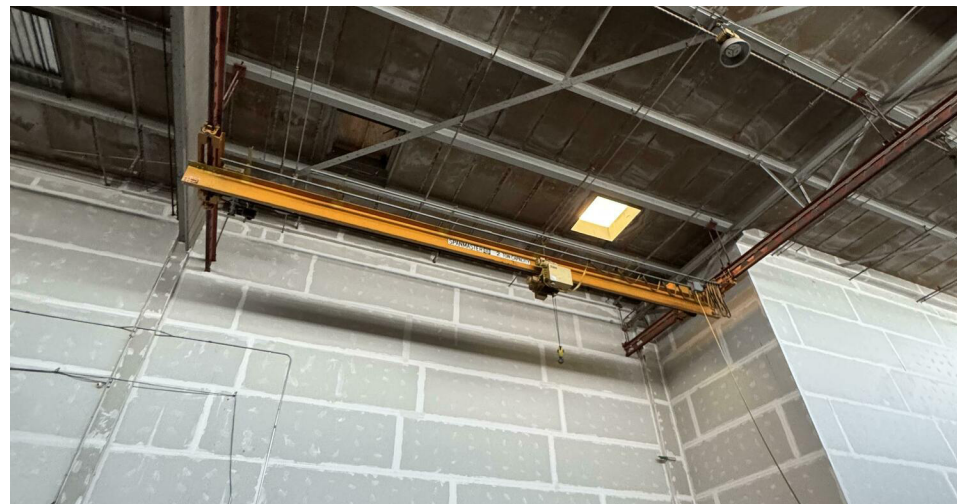
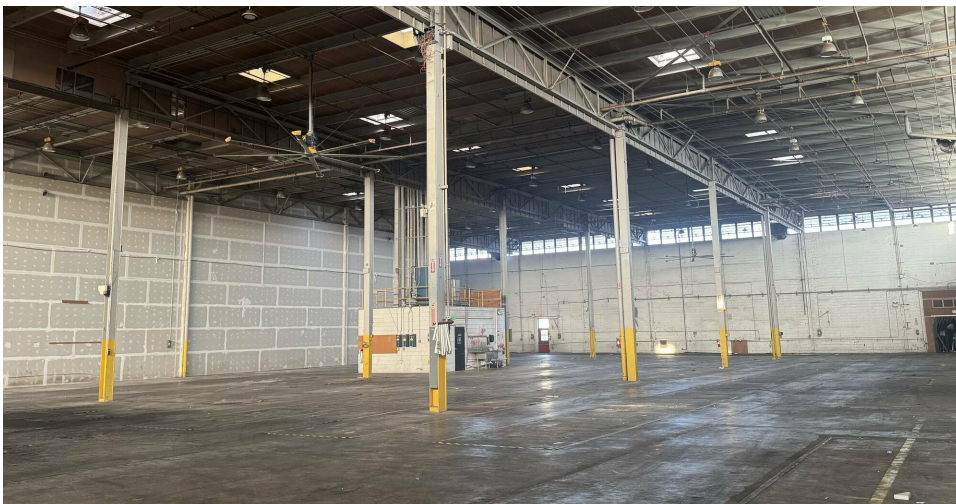
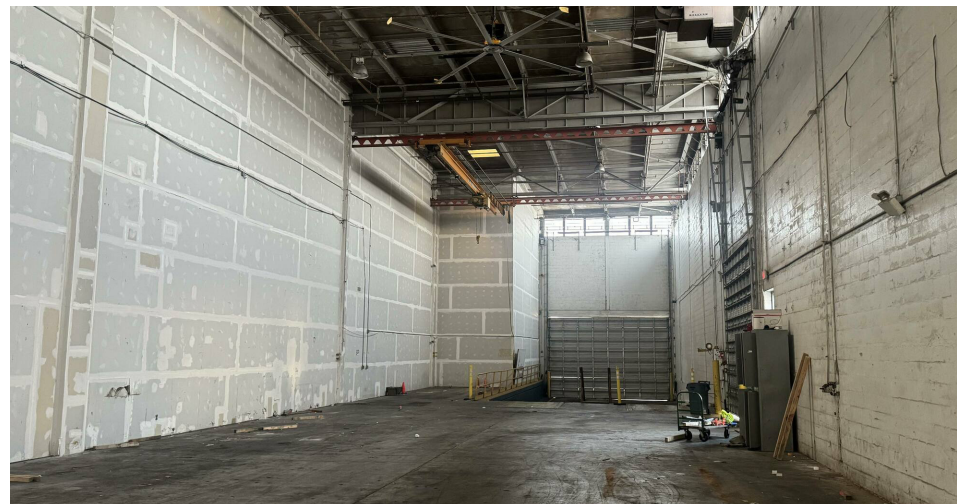
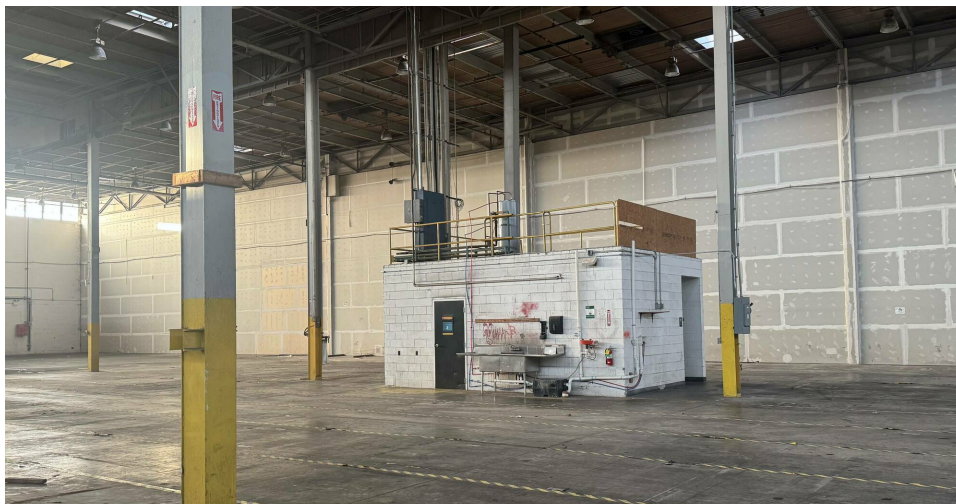
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ADDITIONAL PHOTOS

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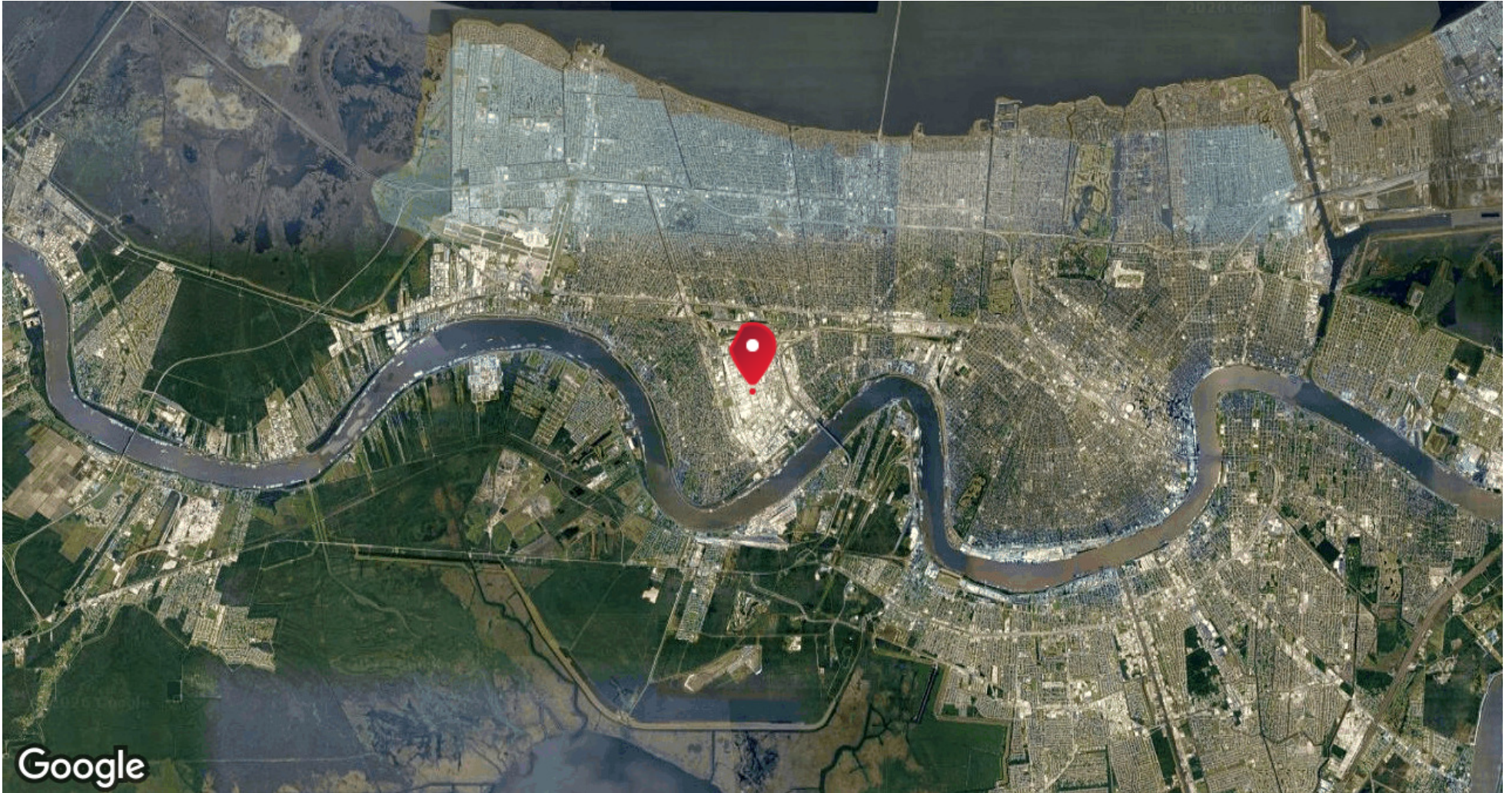
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LOCATION MAP

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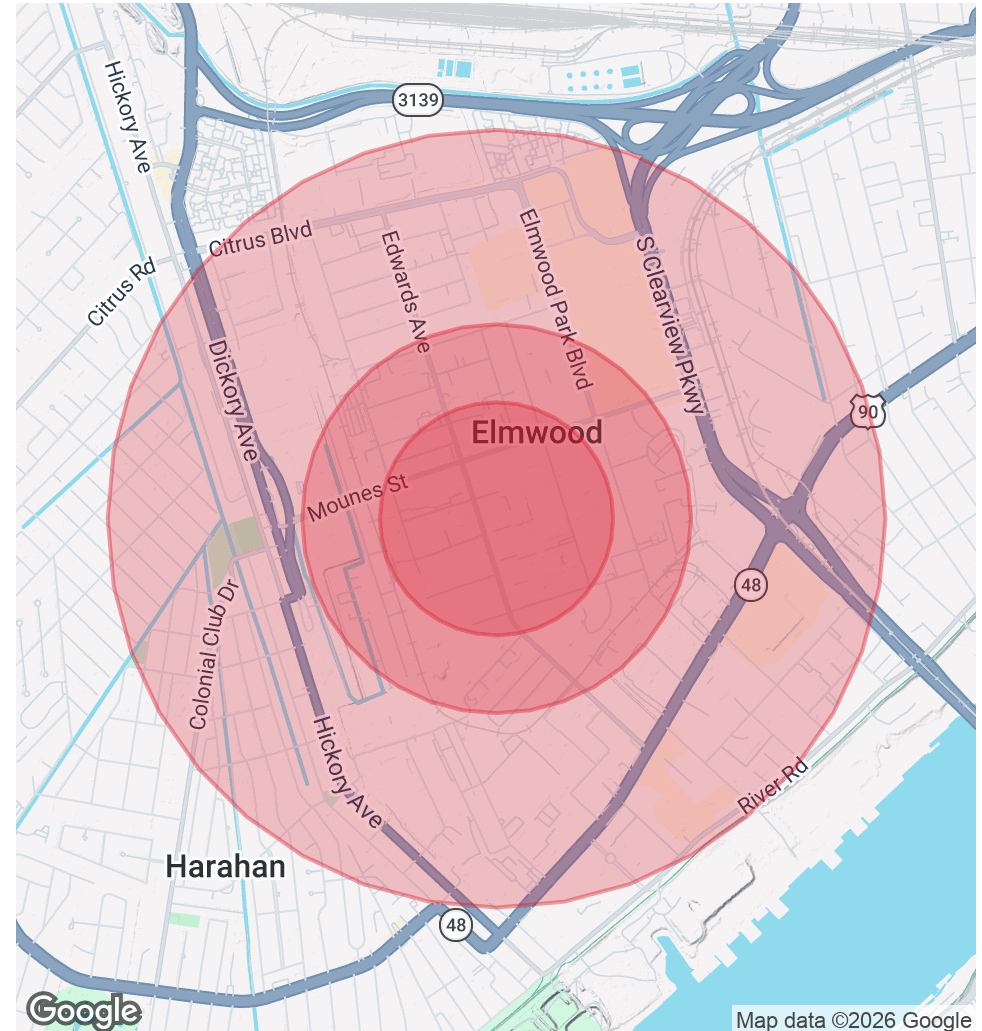
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3	475	5,803
Average Age	40	40	42
Average Age (Male)	39	39	41
Average Age (Female)	41	41	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2	284	2,852
# of Persons per HH	1.5	1.7	2
Average HH Income	\$99,854	\$99,854	\$90,377
Average House Value	\$367,788	\$367,788	\$323,284

Demographics data derived from AlphaMap



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