

For Lease



4711 River Road, New Orleans, LA 70121

Industrial Warehouse		Construction:	Brick, Block & Metal
Building:	3,500 Square Feet	Loading:	(1) 10'x10' Ground Door
Office:	900 Square Feet	Skylights:	Yes
Parking:	3 Spaces	Sprinkler:	Yes
Eave Height:	14'	Warehouse Heater:	Yes

Lease Price:	\$2,500.00 per mo. (\$8.56 psf) Net
2024 Taxes :	\$2,179.94 (\$181.66 per mo.) \$0.62 psf
2024-25 Insurance :	\$5,422.77 (\$451.90 per mo.) \$1.55 psf
CAM:	\$547.74 (\$45.65 per mo.) \$0.16 psf

TOTAL PER MONTH \$3,179.21

Further Information:

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