

# For Lease



**4401-05 North Roman Street, New Orleans, LA 70117**

Building: 50,890 Sq Ft

Skylights: Yes

Office: 628 Sq Ft

Sprinkler: No

Construction: Brick & Metal

Yard Area: Yes

Eave Height: 19'

Parking: Off Street

Loading: (1) 8'x9' Dock Door, (1) 12'x11' Dock Door, (1) 12'x12' Dock Door, (1) 14'x12' Dock Door, (1) 12'x10' Dock Door, (4) 10'x10' Dock Doors, (2) 9'x10' Dock Doors

## **Approved/Active Foreign Trade Zone**

Lease Price:	\$23,324.58 per mo. (\$5.50 psf) NET (3% annual increases in Net rental rate)
2025 Taxes:	\$22,273.31 – (\$1,856.11 per mo.) \$0.44 psf
2025-26 Insurance:	\$37,792.16 – (\$3,149.35 per mo.) \$0.75 psf
CAM:	\$3,523.00 – (\$293.58 per mo.) \$0.07 psf
<b>TOTAL PER MO.</b>	<b>\$28,623.62</b>

Further Information:

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