

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

TOTAL PER MO. \$28,623.62

Further Information:

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