

**±8,100 SF
INDUSTRIAL SUBLEASE
WITH ±1,800 SF
OFFICE SPACE**

**LEASE RATE: \$8.00/SF NNN
SUBLEASE EXPIRATION: APRIL 6TH, 2029**



LOCATED IN PREMIER INDUSTRIAL HUB: ELMWOOD

FLEXIBLE WAREHOUSE OPPORTUNITY WITH DOCK & DRIVE-IN LOADING

NEW ORLEANS, LOUISIANA

**5729 SALMEN ST
SUITE B**

CBRE

PROPERTY OVERVIEW

Efficient, Functional Industrial Sublease in a High-Demand Location

Suite B at 5729 Salmen Street offers $\pm 8,100$ SF of versatile industrial space within a $\pm 31,059$ SF multi-tenant building in Elwood, a premier industrial hub in New Orleans. Designed for efficiency and flexibility, the suite features a 20' clear height warehouse, along with both dock-high and ramp loading, making it ideal for a wide range of industrial users.

This sublease provides a opportunity to secure functional second-generation climate controlled warehouse space in a tight, low-vacancy market, allowing for immediate occupancy and operational continuity.



Key Highlights



$\pm 8,100$ SF

Industrial
Sublease (Suite B)



20'

Clear Height
Warehouse



**Dock-high +
Drive-in**

Loading Capability



7

Car Parking Spaces



$\pm 1,800$ SF

Office Space



Conditioned

Warehouse

SUBLEASE DETAILS

Address
**5729 SALMEN ST
SUITE B**

Premises Size
±8,100 SF

Office Space
±1,800 SF

LED Lights
IN THE WAREHOUSE

Lease Type
SUBLEASE

Asking Rate
\$8.00/SF NNN

Loading
**DOCK-HIGH +
DRIVE-IN**

Clear Height
20'

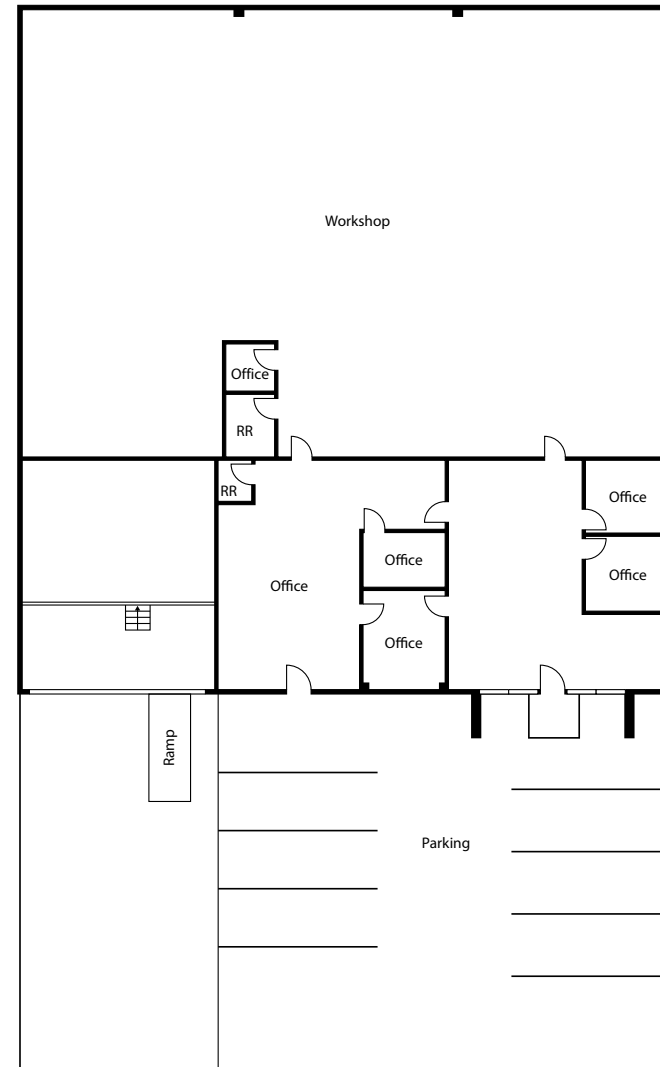
Parking
7 CAR SPACES

Building Type
MULTI-TENANT INDUSTRIAL

Warehouse
CONDITIONED

Sublease Expiration
APRIL 6TH, 2029

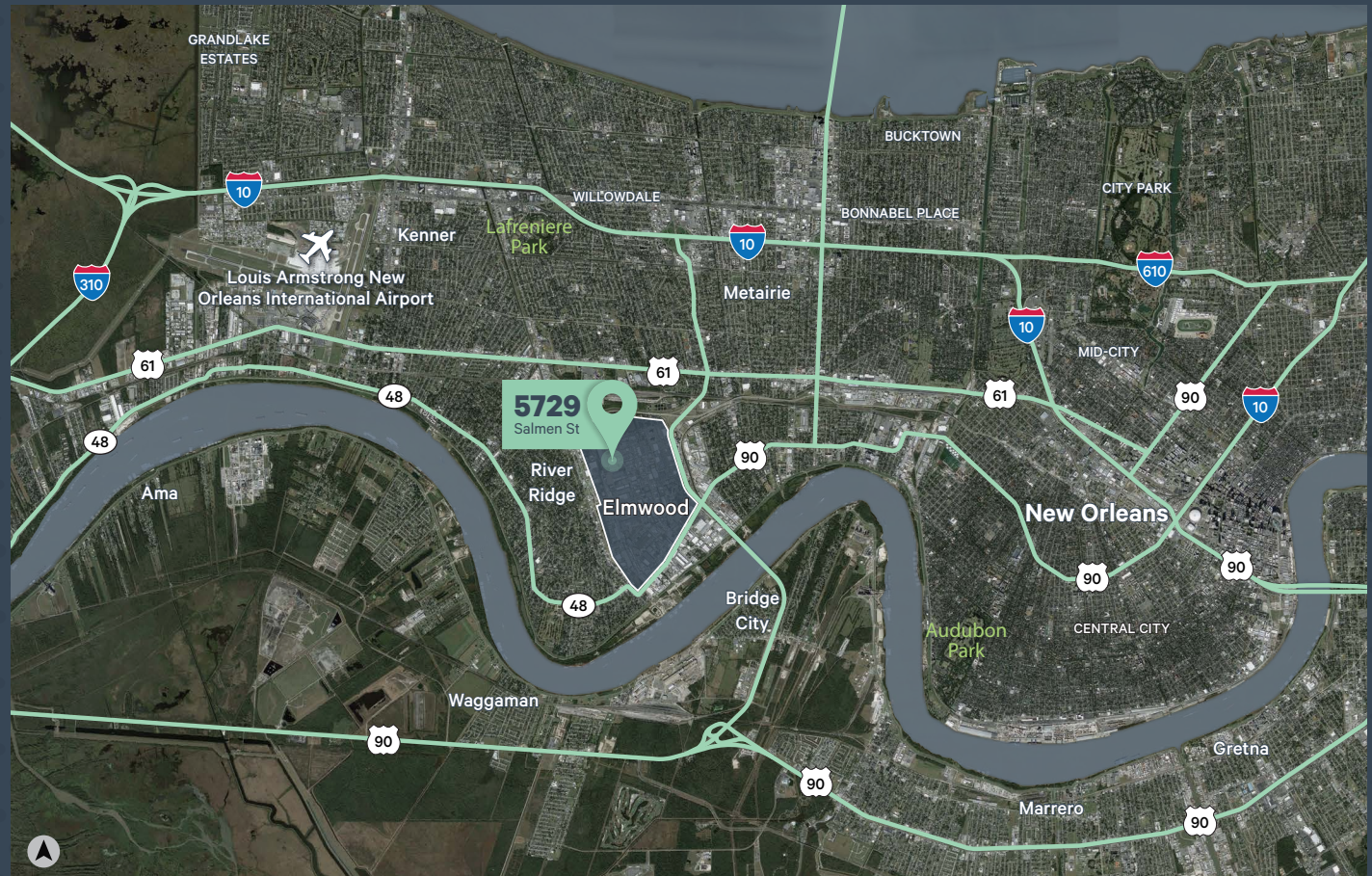
Floor Plan



LOCATION

Strategic Elmwood Industrial Location

Located in one of the New Orleans region's most established industrial corridors, the property offers strong accessibility and proximity to key logistics routes.



Location Advantages



Central Positioning Within Elmwood Industrial Hub



**Easy Access to Major Transportation Arteries:
Highway 90, Highway 61 and Interstate 10**



**Easy Connectivity to Downtown New Orleans, Louis Armstrong
International Airport and Surrounding Areas**



Established Base of Industrial, Logistics, and Service Users

WHY THIS SPACE

A Smart, Flexible Sublease Solution



Immediate Occupancy



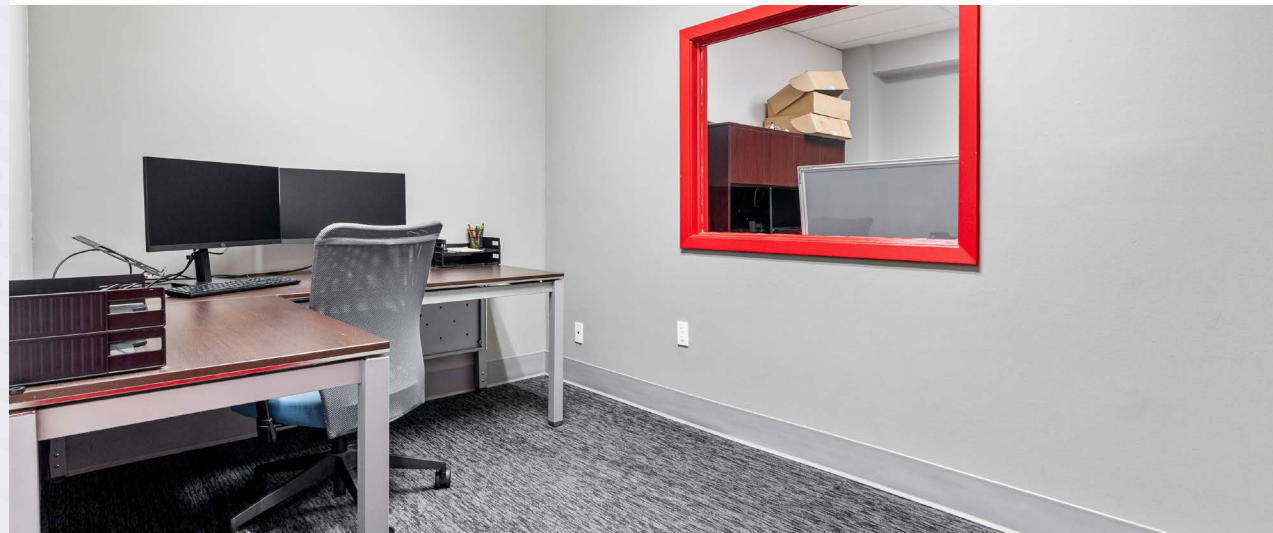
Functional Loading Capabilities for
Operational Efficiency



Strategic Location Within a Proven
Industrial Submarket



Cost-Effective Sublease Structure with
Potential Flexibility



WAREHOUSE PHOTOS



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**LOCATED IN PREMIER
INDUSTRIAL HUB: ELMWOOD**

**5729
SALMEN ST
SUITE B**

**±8,100 SF
INDUSTRIAL SUBLEASE**

LEASING CONTACTS

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CBRE

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