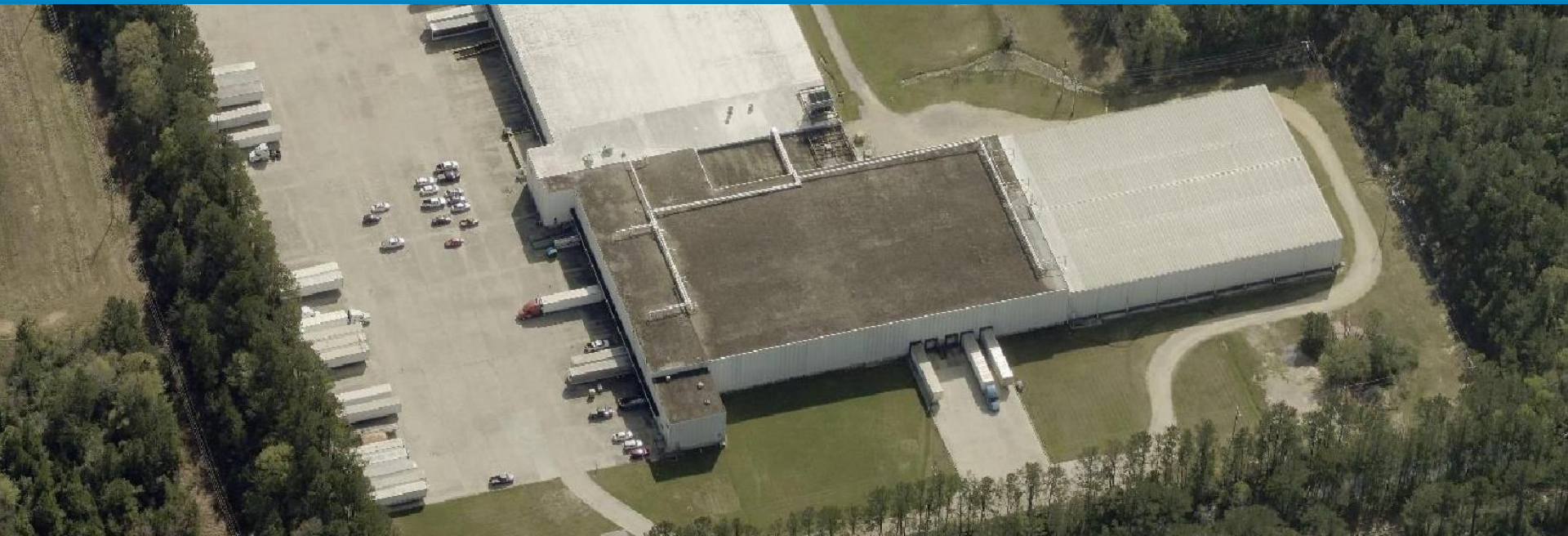




118,512 SF OF REFRIGERATED DISTRIBUTION WAREHOUSE FOR LEASE

511 PRIDE DRIVE | HAMMOND, LA



DESCRIPTION

118,512 SF of refrigerated warehouse space in 715,000 SF Pride Business Complex. \$1,200,000 was spent refurbishing ammonia-based refrigeration system in 2017, the current system maintains temperatures in the 42°+/- F range. The front 75,000 SF, previously used as freezer space, can be converted back for freezer use at higher rental rate (cost of conversion to be determined). The steel framed warehouse is a combination of concrete tilt panel and insulated metal wall construction. The roof is composed of insulated metal panels and EPDM membrane. The front 75,000 SF is 13" reinforced concrete slab and the rear 40,000 SF is 8" reinforced concrete slab. Amenities include: 53' trailer storage available in 315' wide truck court, excellent ingress/egress and access to I-55, I-12 and I-10. The building is positioned 45 feet above sea level outside of the National Hurricane Center's storm surge zone. Entergy Louisiana has established its regional disaster recovery operations on-site, leveraging the property's secure elevation and strategic location.

OFFICE AREA

3,000 SF of office space recently renovated in 2023

SPRINKLERS

ESFR sprinkler system

POWER

3-Phase - 2,000 Amps

BAY SPACING

60' x 60' and 26' x 60'

CEILING HEIGHT

28' clear height with new LED lighting as of 2023

LOADING

21 dock doors (1 drive-in door)

LEASE RATE

\$7.50/SF on a net lease basis.

Max J. Derbes, Inc.
REALTORS ■

CONTACT
JIMMY NEWTON, CCIM

CELL 504.247.7255
jimmy@maxderbes.com

Max J. Derbes, Inc.
5440 Mounes Street, Ste 100
New Orleans, LA 70123

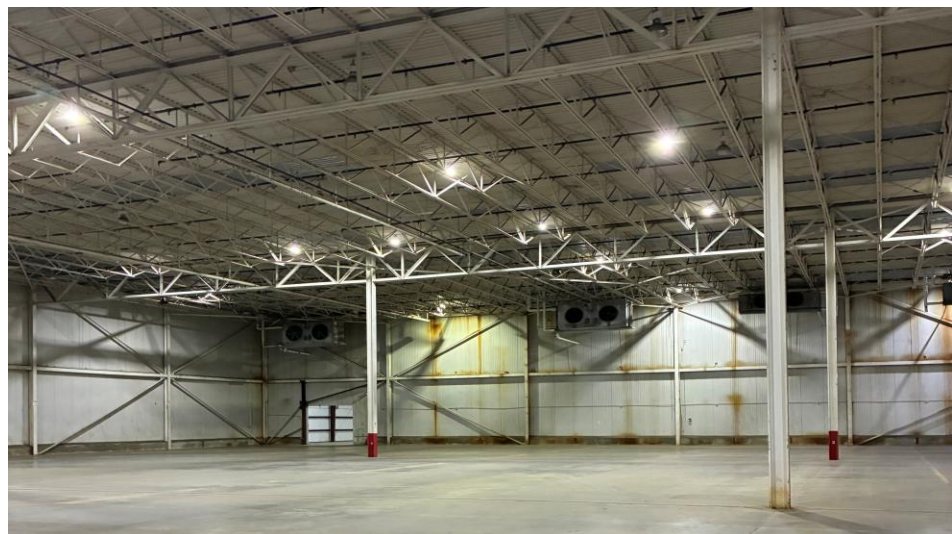




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INTERIOR



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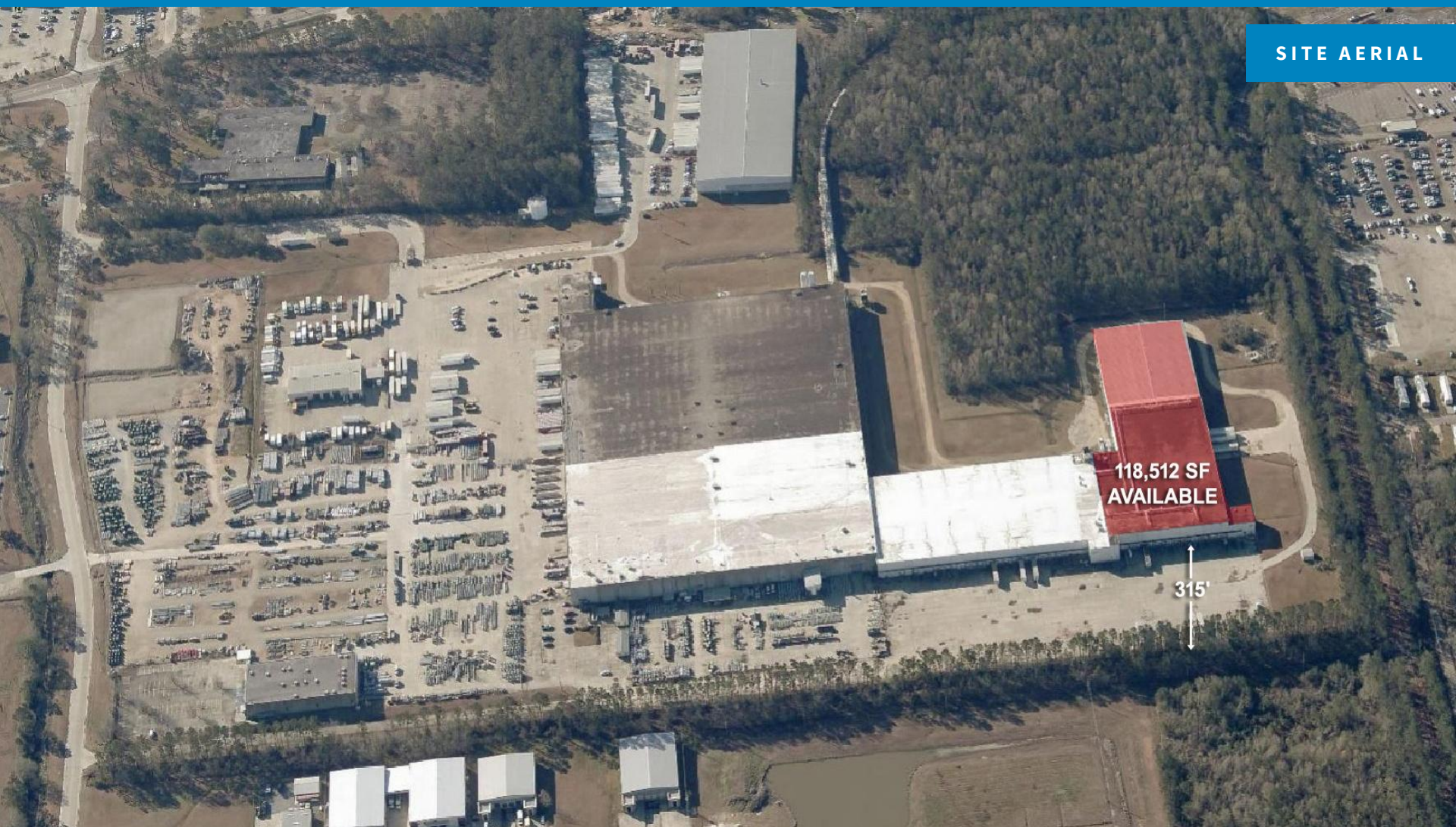
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SITE AERIAL



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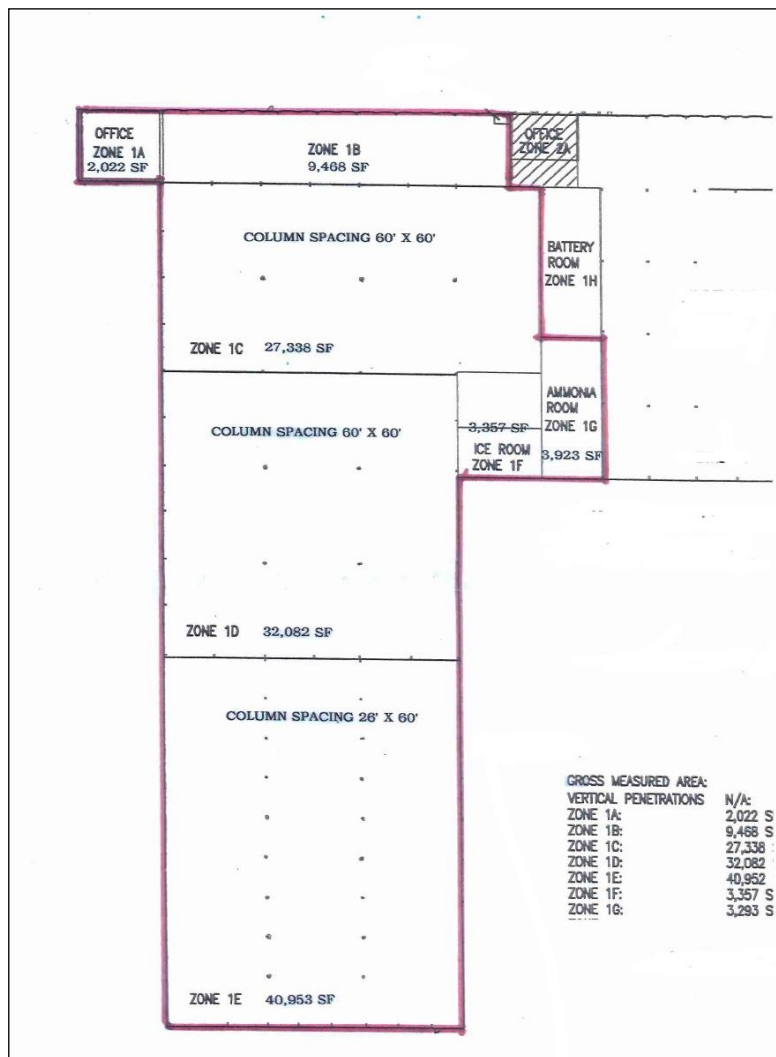




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FLOORPLAN



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MARKET AERIAL



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