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ANDREA ARONS HUSEMAN, CCIM

CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | corp-realty.com

INDUSTRIAL SPACE | FOR LEASE

Multi-Purpose Warehouses with Optional Land

2557 Constitution Place / 2722 Franklin Avenue

NEW ORLEANS, LA 70122

Andrea Arons Huseman CCIM
ahuseman@corp-realty.com
504.587.1450 (Office) | 504.296.5641 (Cell)



WAREHOUSE NEAR I-10 & I-610 SPLIT

2557 Constitution Place/2722 Franklin Avenue, New Orleans, LA 70122

DESCRIPTION

This sheet-metal building with front access roll-up door is ideal for a variety of uses, including warehouse and storage space.

- Centrally located near I-10 and I-610
- Bathroom & electricity (unconditioned)
- Ceiling height of 20' with eaves of 10'
- Gravel yard behind warehouses can be included

OVERVIEW

WAREHOUSES

SIZE

2,100 sf each warehouse
4,200 sf total for both
can be leased together or seperately

RENTAL RATE

\$9.00/sf, NNN

ADDITIONAL LAND

The adjacent land parcel at 2555 Constitution Place is available for lease with the warehouse(s) or by itself.

SIZE

3,840 sf

RENTAL RATE

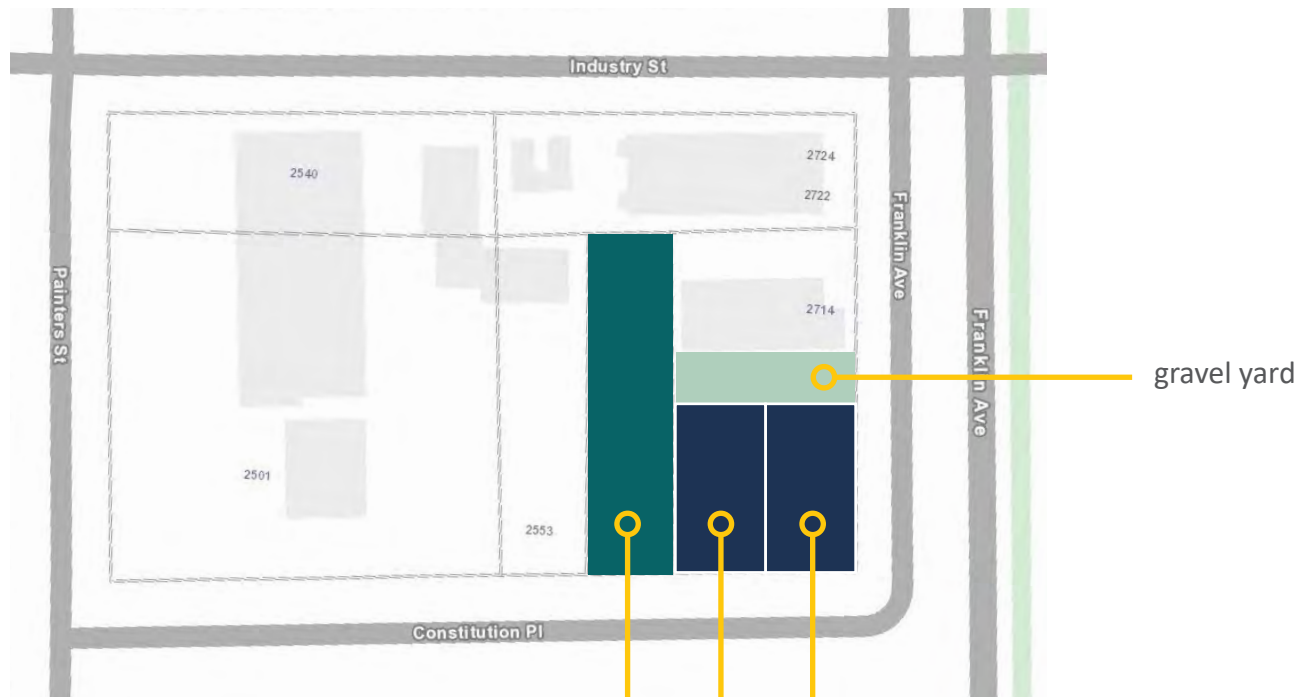
\$1.53/sf, NNN (\$500/month)



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CONSTITUTION & FRANKLIN SITE



2555 CONSTITUTION PL

3,840-sf parcel
\$1.53/sf/yr, NNN

2722 FRANKLIN AVE

2,100-sf warehouse
\$9.00/sf/yr, NNN

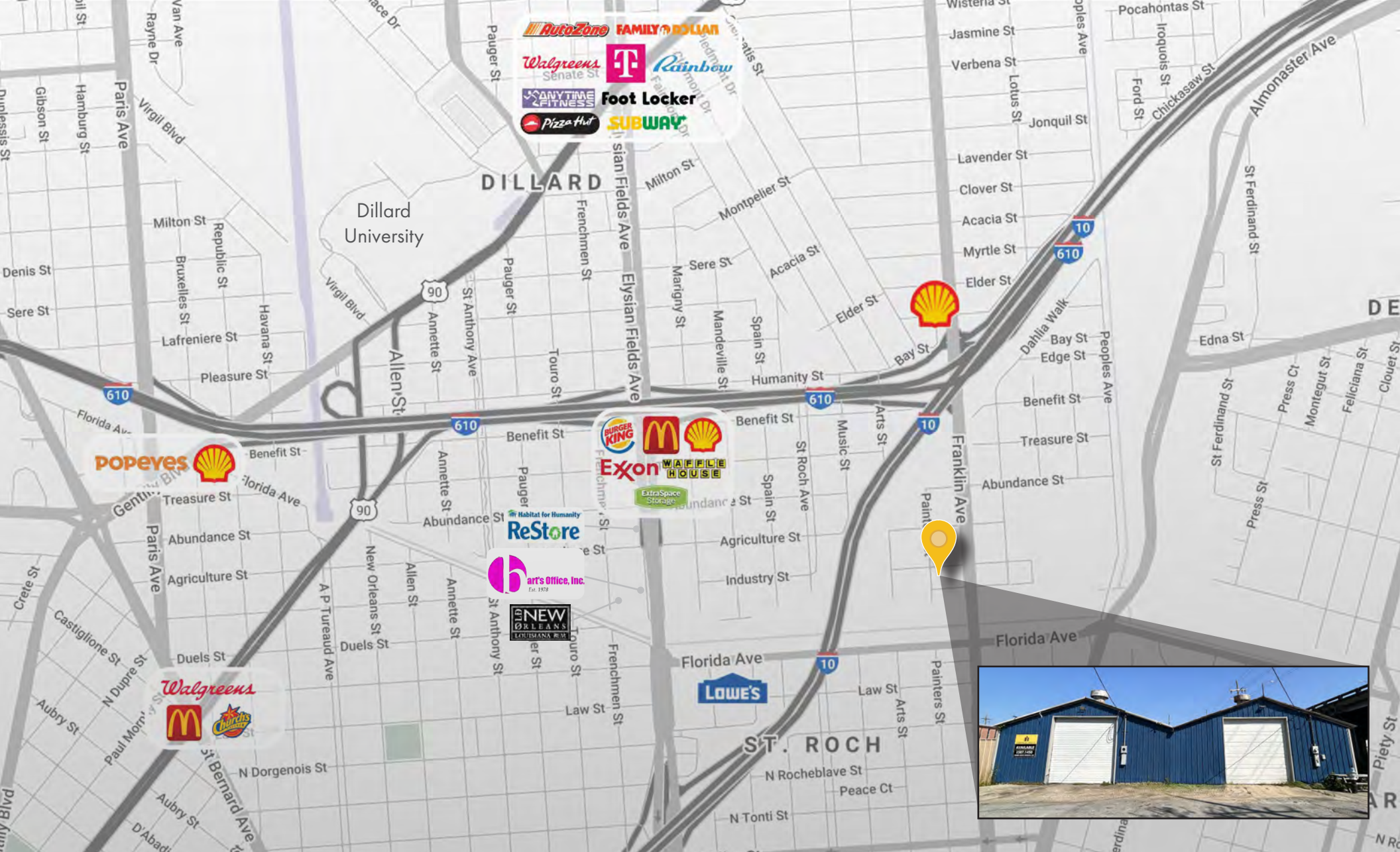
2557 CONSTITUTION PL

2,100-sf warehouse
\$9.00/sf/yr, NNN



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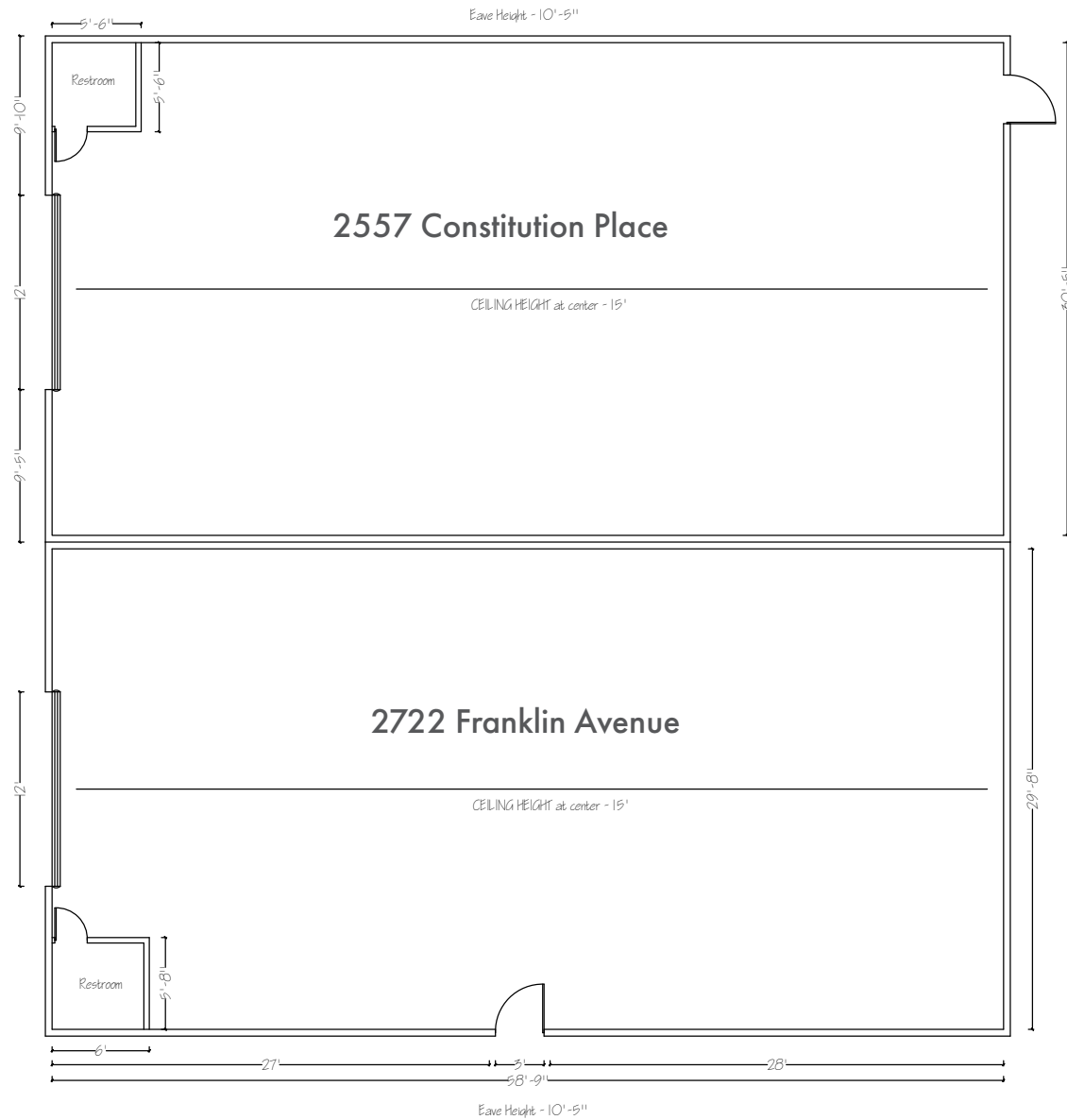
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CONSTITUTION & FRANKLIN

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BUILDING FLOOR PLANS



CONSTITUTION & FRANKLIN ZONING AND TRANSPORTATION

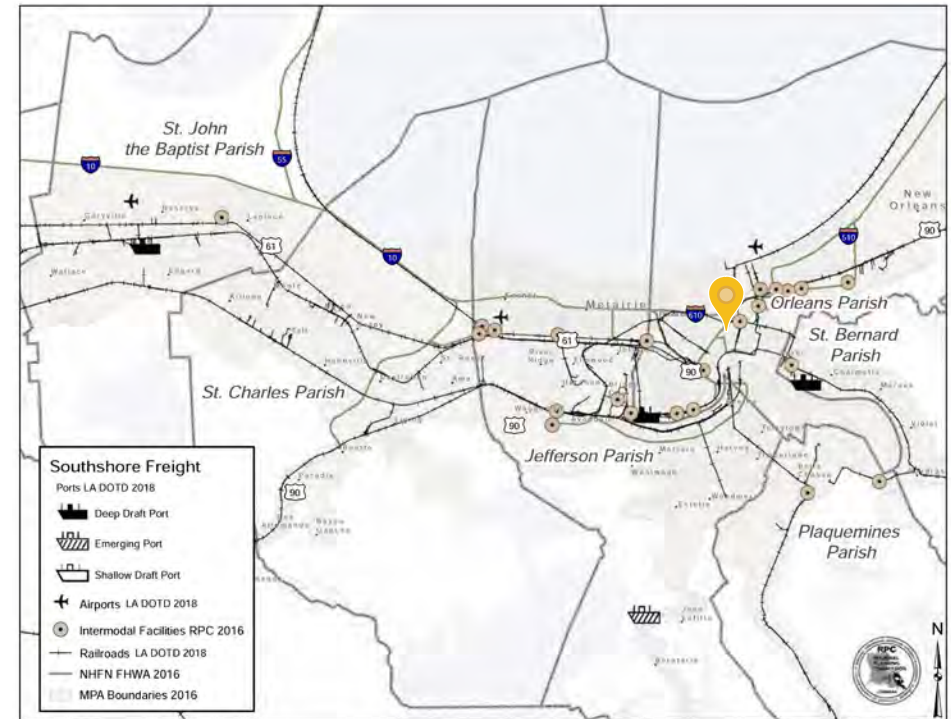
Zoning: Mixed-Use Medium Density

Goal: Create medium-density neighborhood centers to enhance walkability and serve as focal points within neighborhoods. Proximity to transit encouraged.

Range of Uses: Medium-density single-family, two-family and multi-family residential and commercial uses. Limited light industrial uses (small food manufacturers, craft and value added industry and passive warehousing and storage) may be allowed in some areas. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Transit and transportation facilities are allowed.

Development Character: Height, mass and density of new development varied to ensure proper transitions to surrounding lower density residential neighborhoods. Many structures will feature ground floor retail with residences on upper floors. Allow the adaptive reuse of historic non-residential structures with densities higher than the surrounding neighborhood through the planned development process. Allow higher residential densities when a project is providing significant public benefits such as long-term affordable housing. Incorporate risk reduction and adaptation strategies in the built environment.

FREIGHT TRANSPORTATION MAP



The site of the subject properties is well serviced by various freight transportation routes.



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