

OFFICE WAREHOUSE BUILDING FOR LEASE

Mid-City / CBD Distribution Space

601 S Galvez Street, New Orleans, LA 70119

Presented By:

Trimble Green, SIOR

Commercial Sales & Leasing

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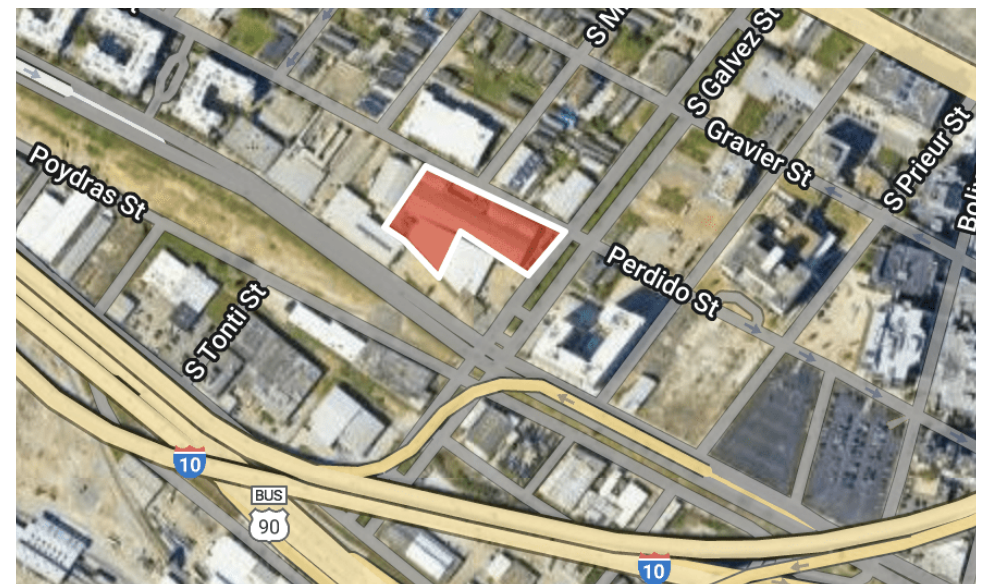


PROPERTY DESCRIPTION

Quonset Hut style building situated on the corner of Poydras Street – 5 blocks from S. Claiborne/Interstate 10 – with easy access to CBD, French Quarter, Mid-City, New Orleans Convention Center and Port of New Orleans

PROPERTY HIGHLIGHTS

- +/- 12,000 SF office/showroom
- +/- 49,000 SF warehouse space
- Warehouse includes 5,000 SF climate-controlled space, 3,000 SF secured cage with 8' chain-link fence, and +/- 400 SF 2-story warehouse office
- Five (5) dock high loading doors under covered dock and one (1) load leveler
- Eave ht: 14'
- Clear ht: 23' under rafters, 32' between rafters
- Rental rate: \$6.00/sf NNN



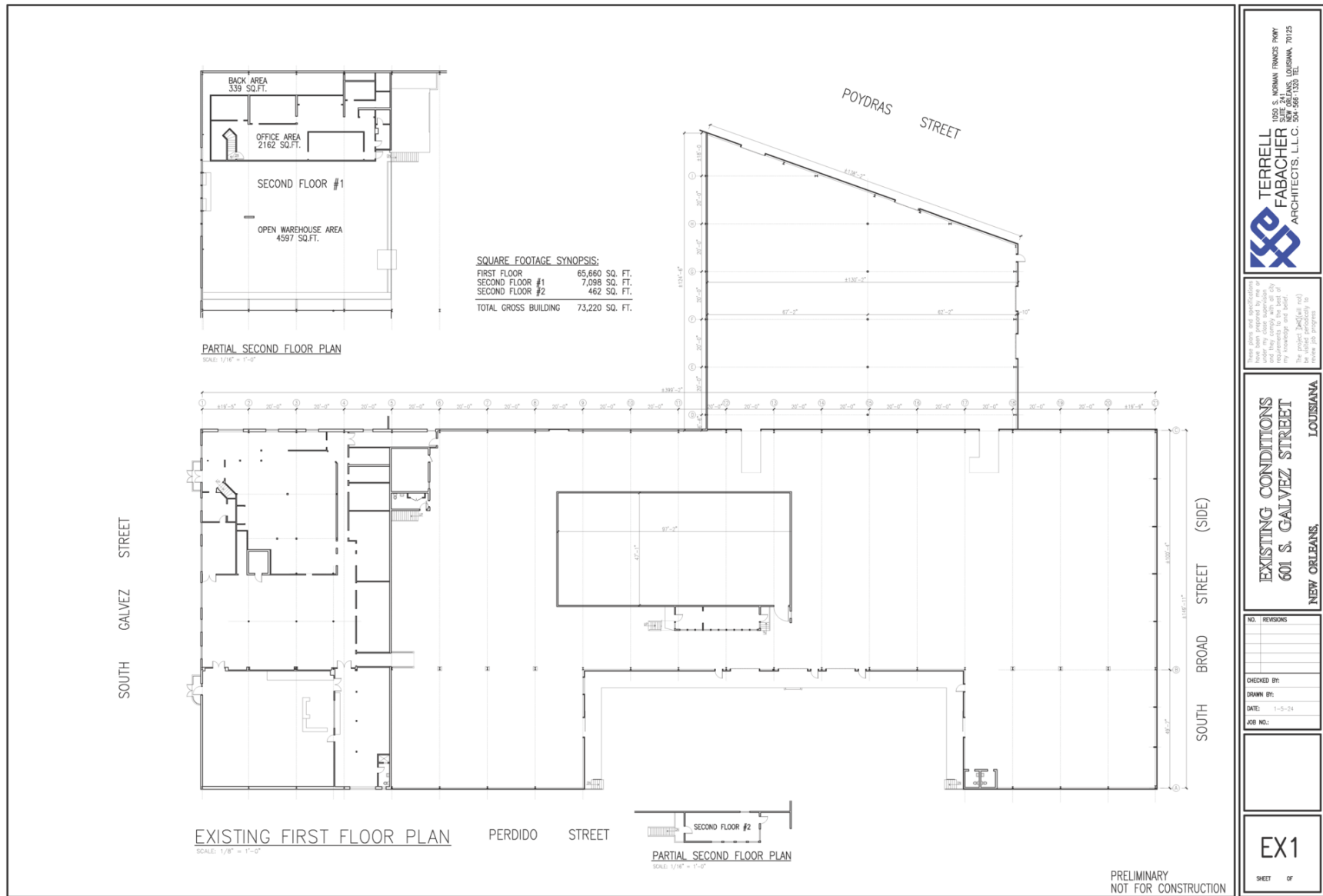
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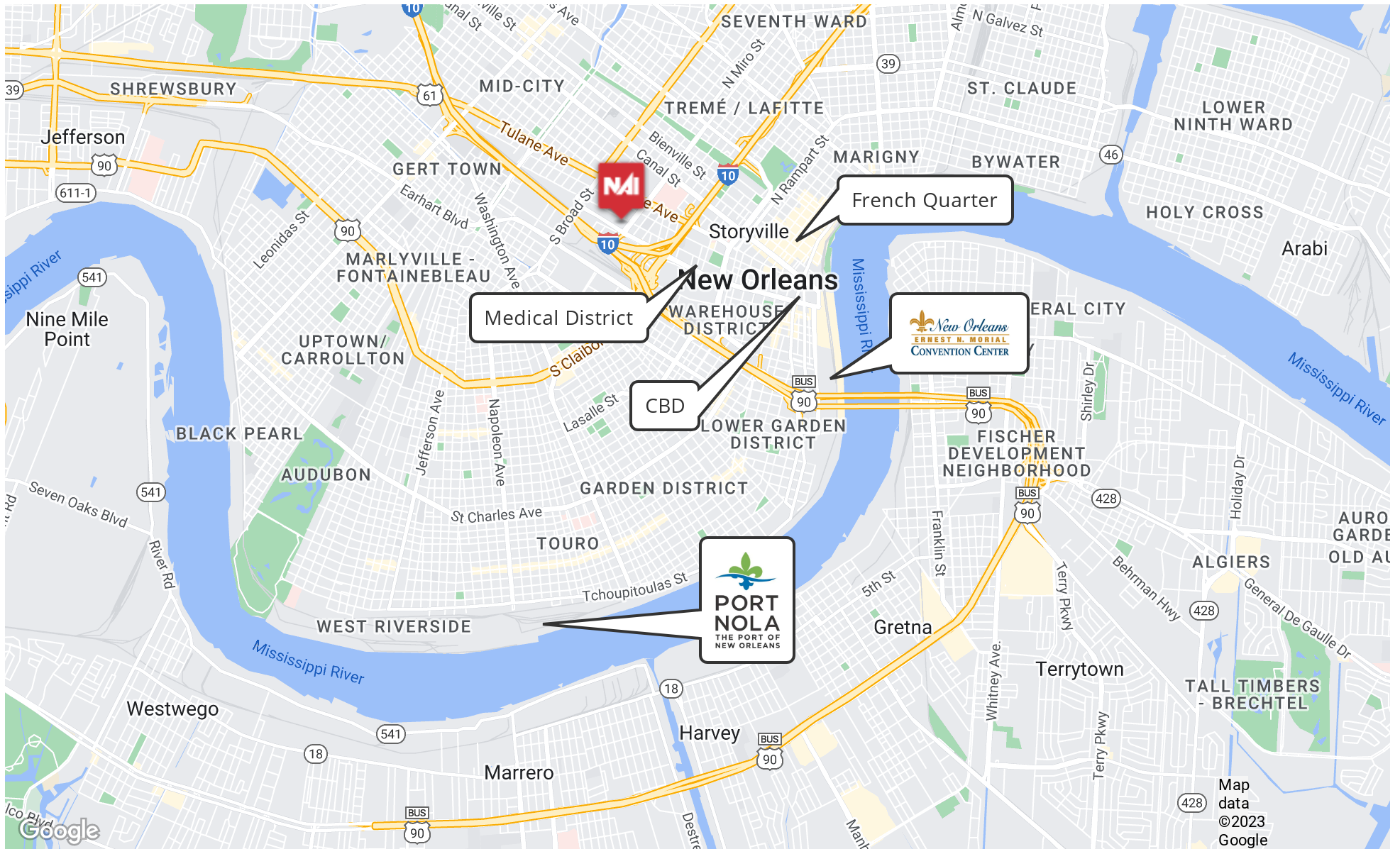
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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 601 S Galvez St, New Orleans, LA 70119

CITY, STATE

New Orleans, LA

POPULATION

316,676

AVG. HH SIZE

2.24

MEDIAN HH INCOME

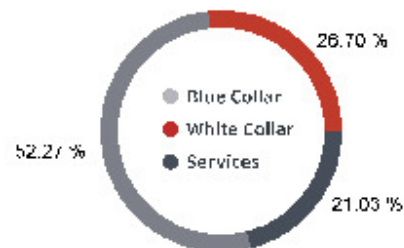
\$42,927

HOME OWNERSHIP

Renters: **88,696**

Owners: **50,367**

EMPLOYMENT



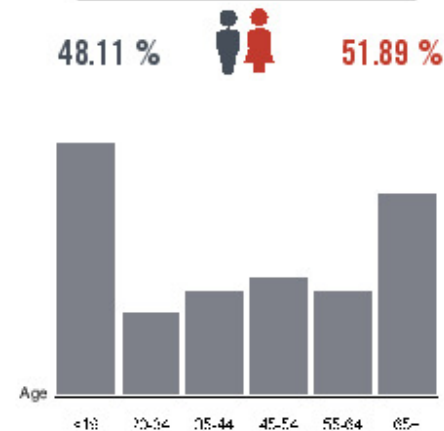
46.68%
Employed

2.72%
Unemployed

EDUCATION

High School Grad: **21.41%**
Some College: **19.30%**
Associates: **3.11%**
Bachelors: **30.44%**

GENDER & AGE

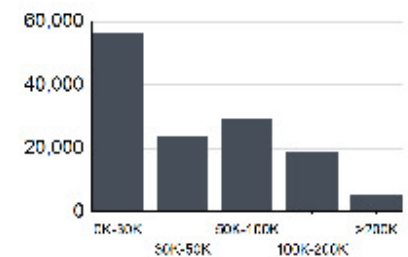


RACE & ETHNICITY

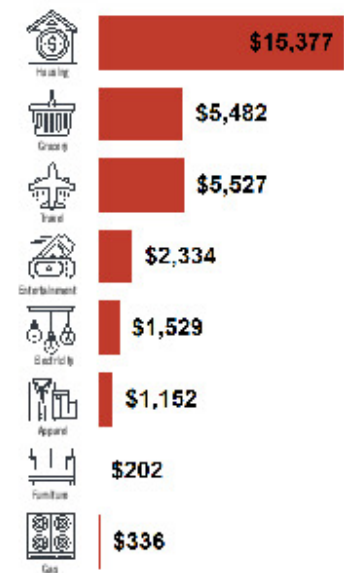
White: **16.98%**
Asian: **1.96%**
Native American: **0.01%**
Pacific Islanders: **0.00%**
African-American: **72.05%**
Hispanic: **6.63%**
Two or More Races: **2.37%**

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



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