



CORPORATE REALTY

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170
504.581.5005 | corp-realty.com

INDUSTRIAL/COMMERCIAL | FOR SUBLEASE

Former Brewery Warehouse Space Available

3501 Jourdan Road

NEW ORLEANS, LA 70126

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FORMER BREWERY WAREHOUSE/OFFICE SPACE NOW AVAILABLE

3501 Jourdan Road, New Orleans, LA 70126

DESCRIPTION

An approximately 84,000-sf, two-story facility once housing Faubourg Brewing Co. It is now set up as a versatile warehouse with dedicated event space and offices on the second floor, ideal for administrative and operational functions.

HIGHLIGHTS INCLUDE

- **Yard Area:** Ample yard space adjacent to the building allows for flexible outdoor storage or staging.
- **Loading and Access:** This property includes eight grade level doors, four exterior loading docks, and one freight elevator.

- **Logistics:** Convenient rail access provides opportunities for industrial use, and the proximity to I-10 ensures easy connections throughout the region.

This combination of indoor and outdoor space and logistical infrastructure makes the property adaptable for a variety of industrial applications. There is abundant surface parking and the option to install signage.

PROPERTY SIZE

84,000 +/- sf

ZONING

HI - Heavy Industrial

PRICE

\$4.45/sf, NNN

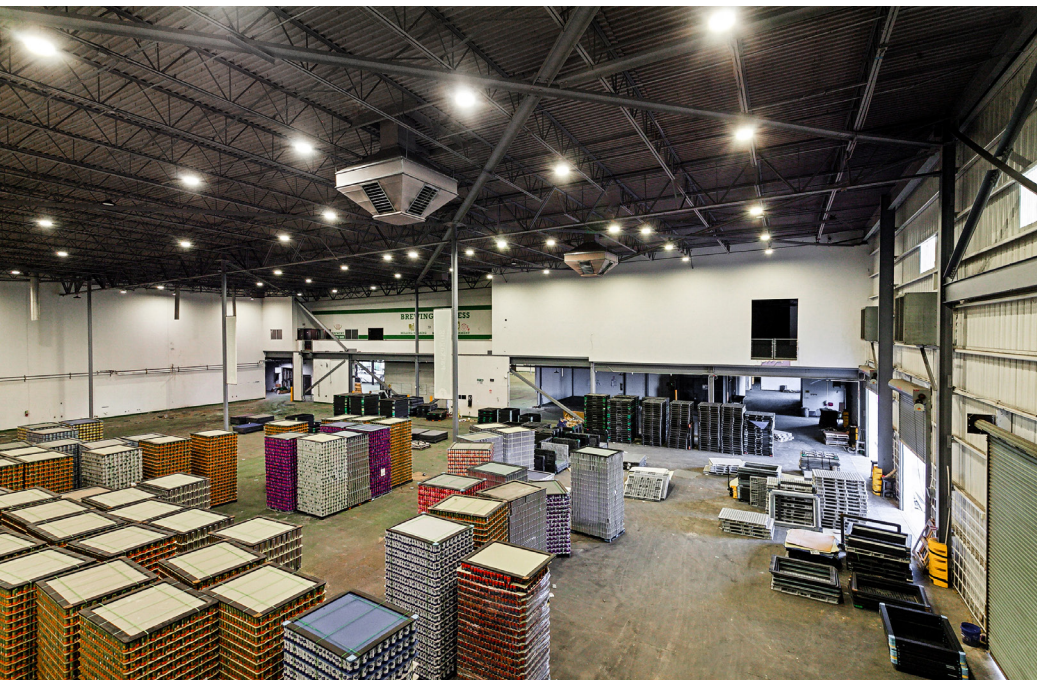


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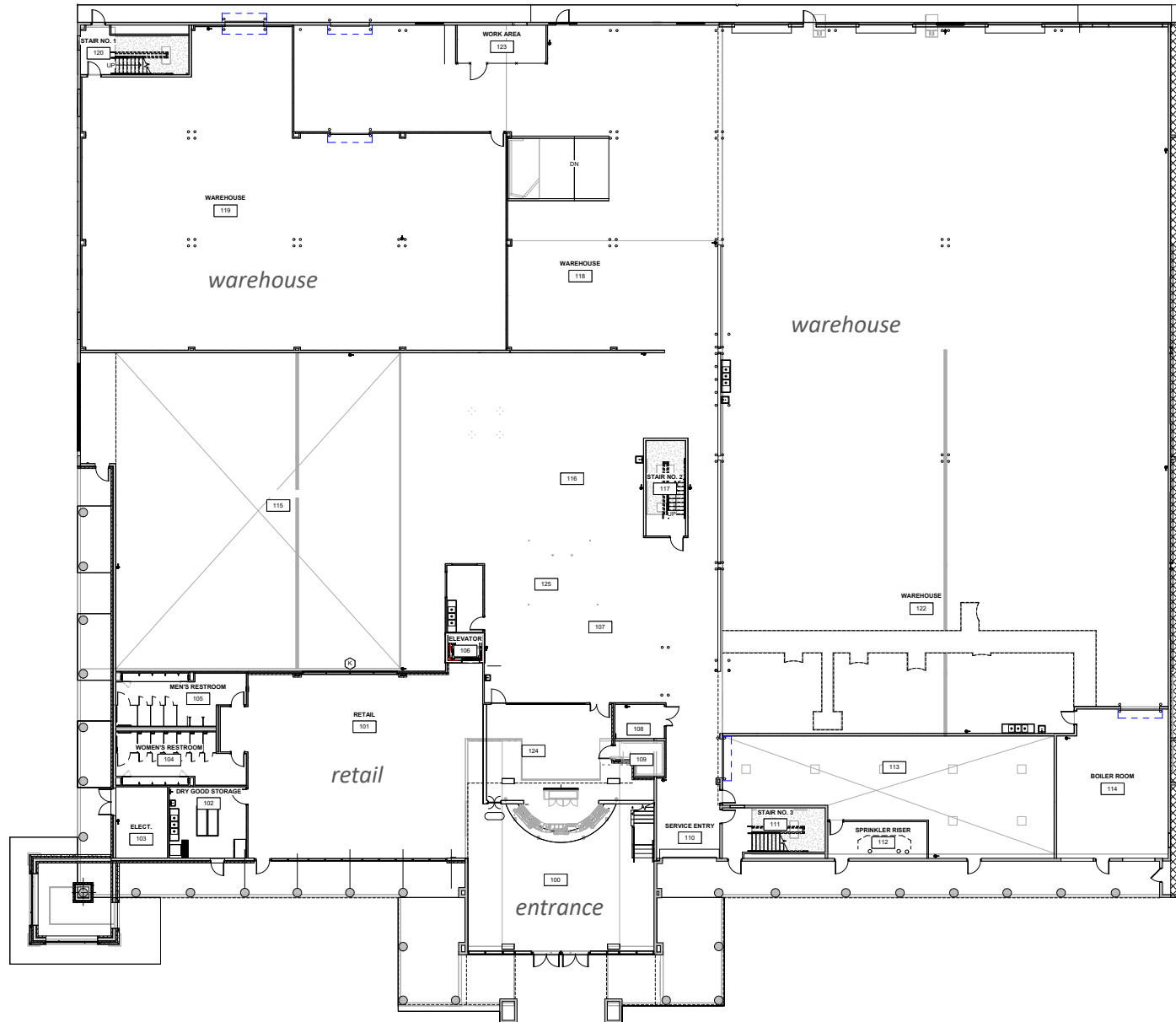
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3501 JOURDAN ROAD

FLOOR PLAN | FIRST FLOOR



CORPORATE REALTY

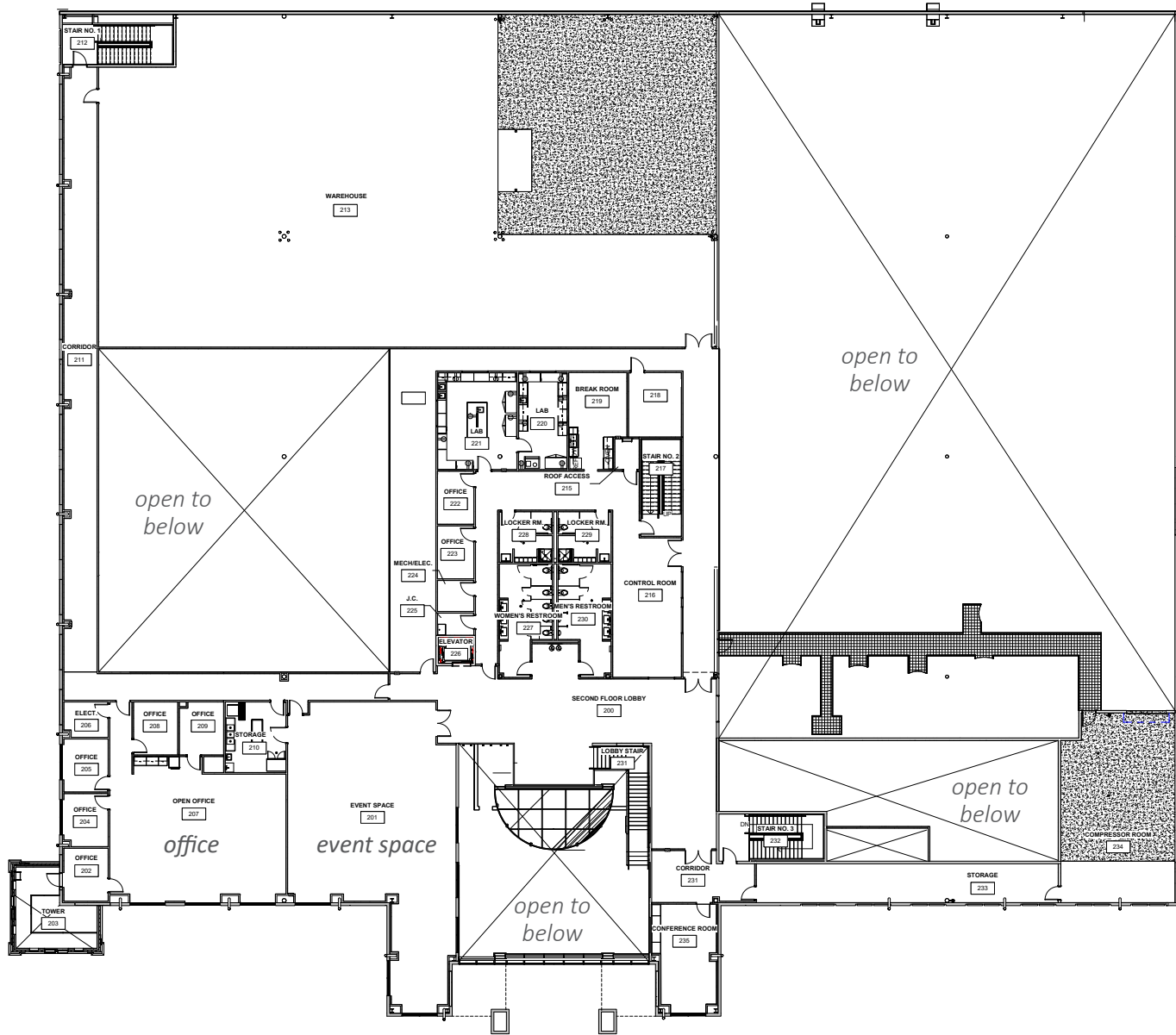
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3501 JOURDAN ROAD

FLOOR PLAN | SECOND FLOOR

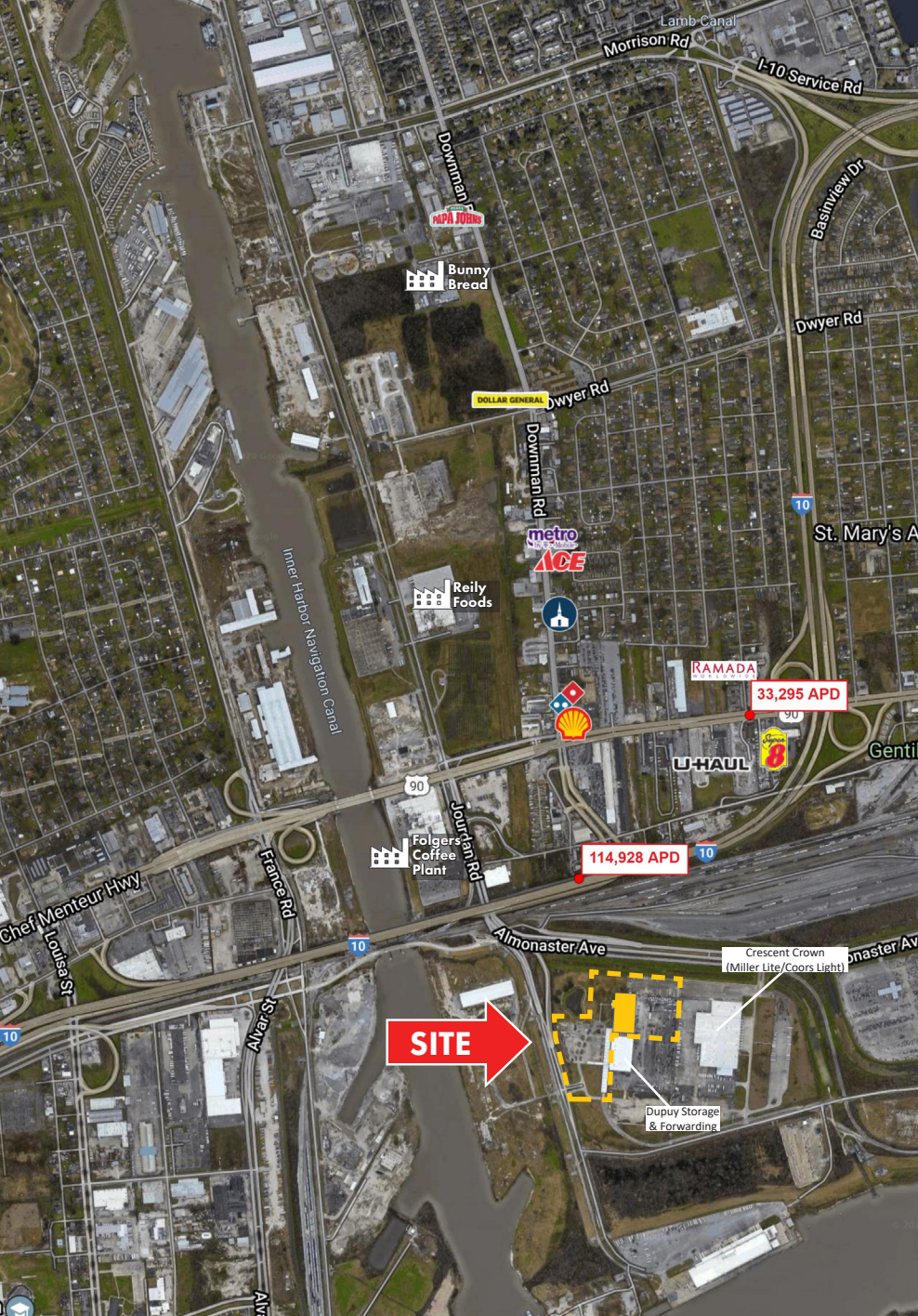


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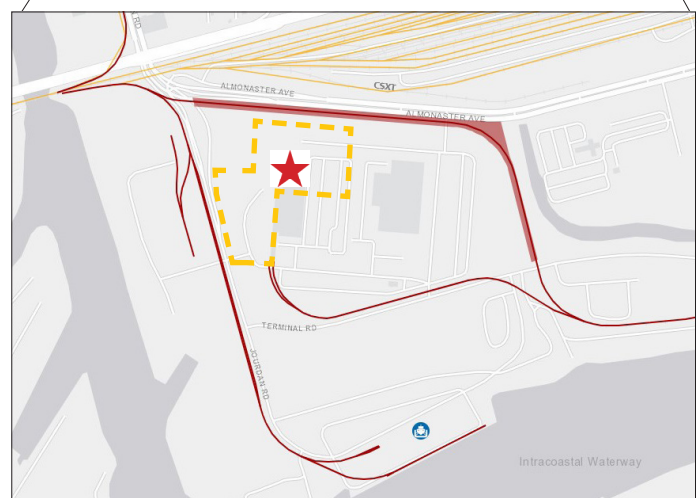
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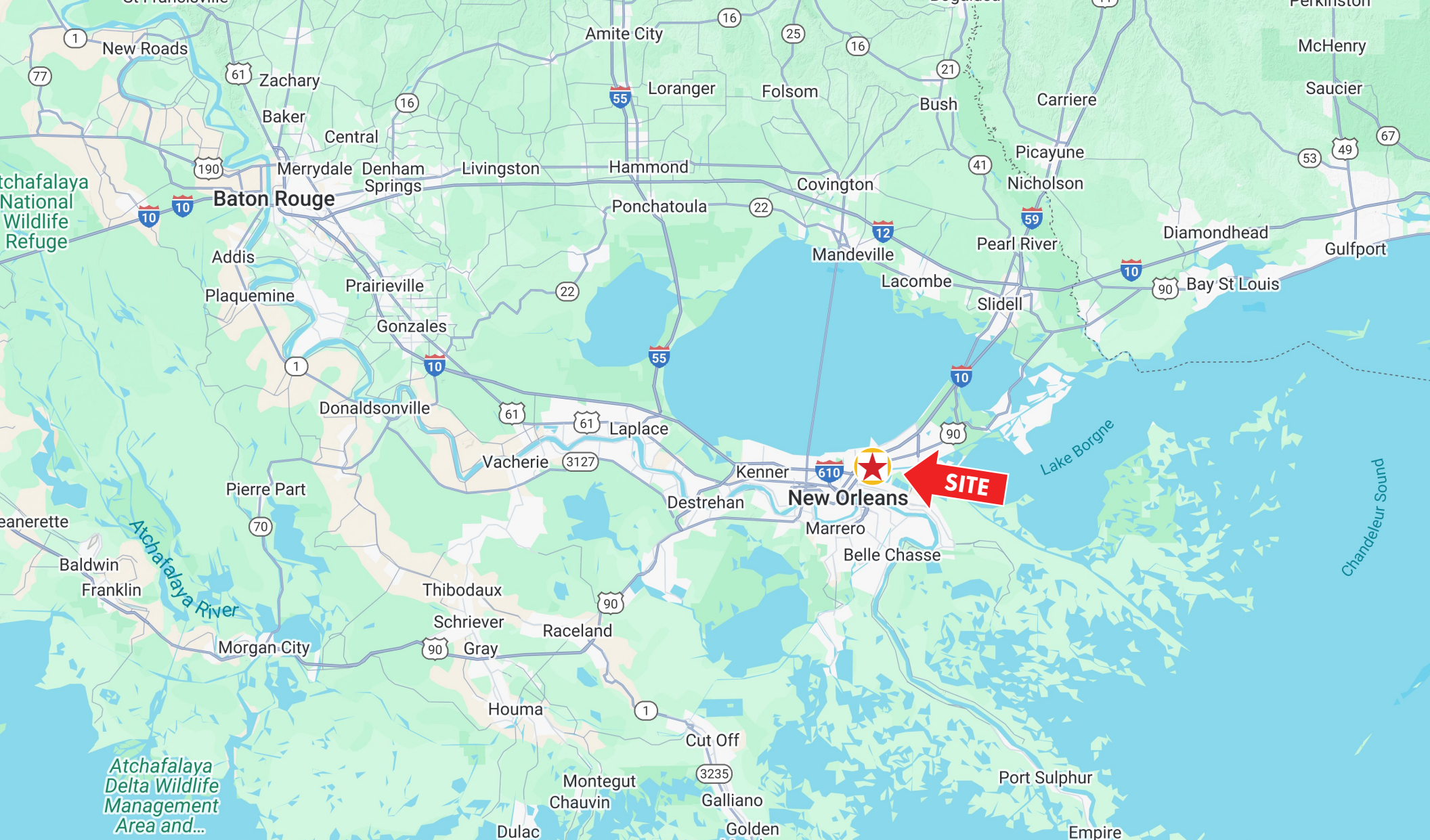
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RAIL CONNECTIONS

- NOPB Facilities
- NOPB Real Estate & Rights of Way
- NOPB Yards
- Port NOLA Terminals
- NOPB Rail Lines
- Class I Rail





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