



# ELMWOOD DISTRIBUTION CENTER FOR LEASE

1000 ELMWOOD PARK BOULEVARD | JEFFERSON, LA



**BUILDING AREA** 58,500 to 192,000 sq. ft. of dock height tilt-up construction distribution space

**OFFICE AREA** 5,000 to 27,000 sq. ft. on two floors

**LAND AREA** Approximately 13.5 acres of land area with approx. 2 acre parking lot fronting Mounes Street and approx. 2.5 acres on the north side (available for additional rental).

**EAVE HEIGHT** 30' clear

**SPRINKLERS** The building is fully sprinklered

**LOADING** Dock height via 32 doors, 8 van height doors and two ramps to ground level

**ZONING** M-2 (Light Industrial)

**MISCELLANEOUS** Facility is 100% concrete tilt-up construction. The Mounes Street side has 20,000 sq. ft. of temperature controlled showroom or work area with 12' ceiling height.

**LEASE RATE** \$6.25 to \$6.75 per square foot on a net lease basis - depending on location within the building and square footage leased.

Max J. Derbes, Inc.  
REALTORS ■

**CONTACT**  
GERARD E. HENRY, SIOR

**OFFICE** 504.733.4555  
gerard@maxderbes.com

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

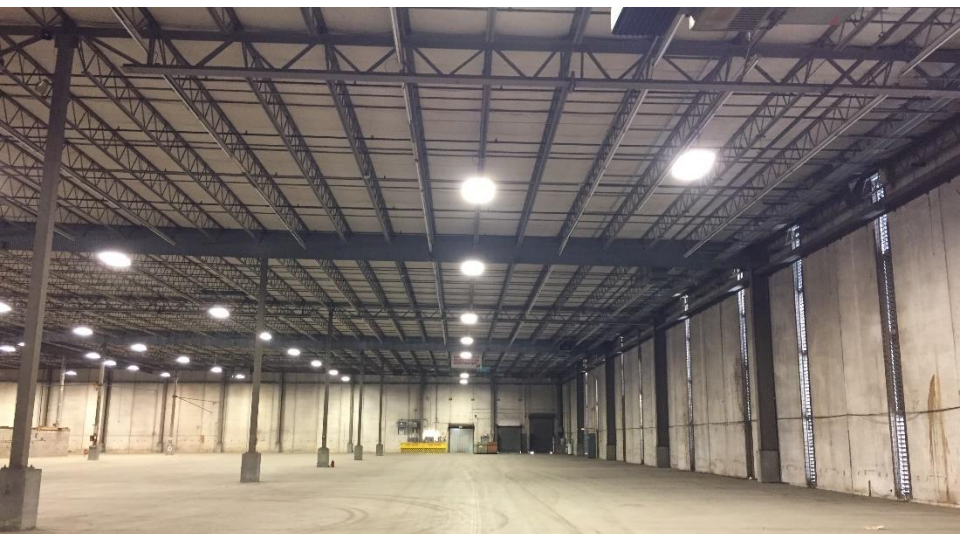
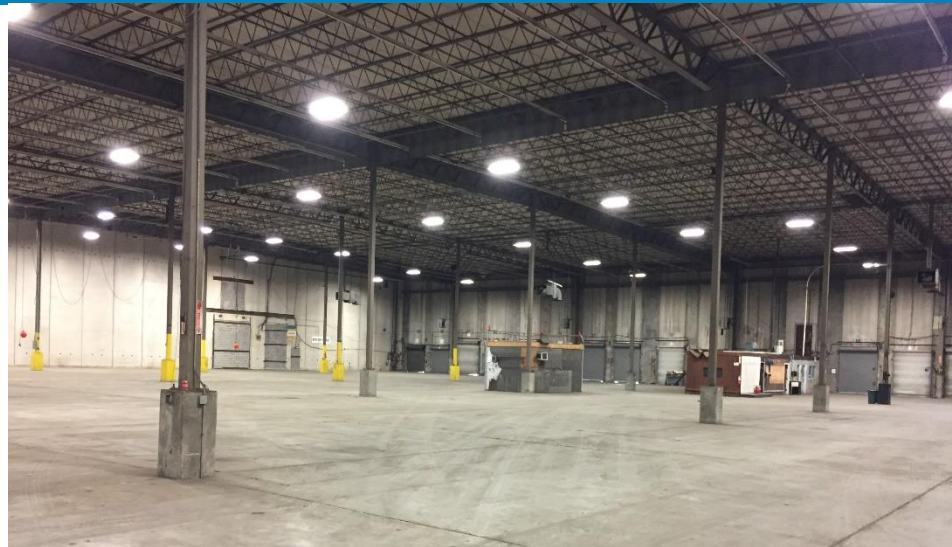
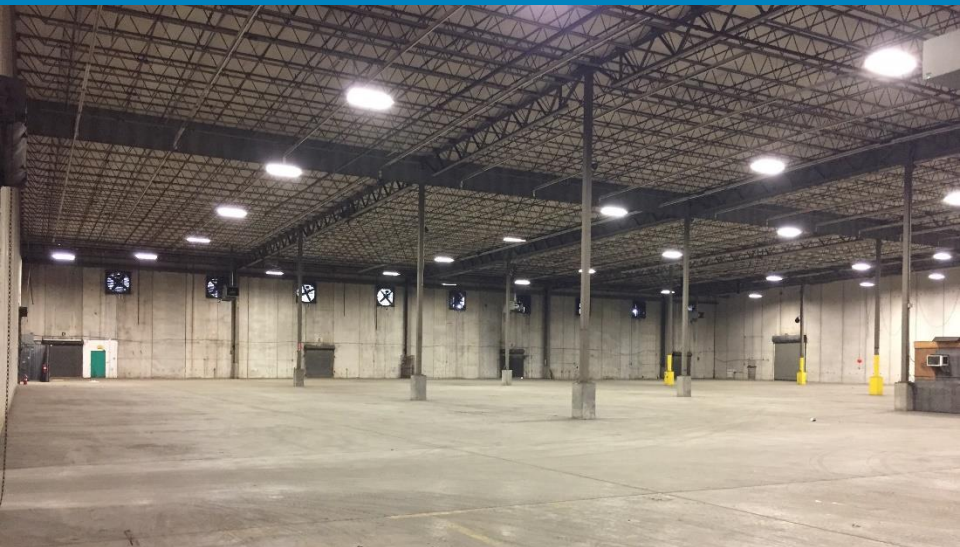






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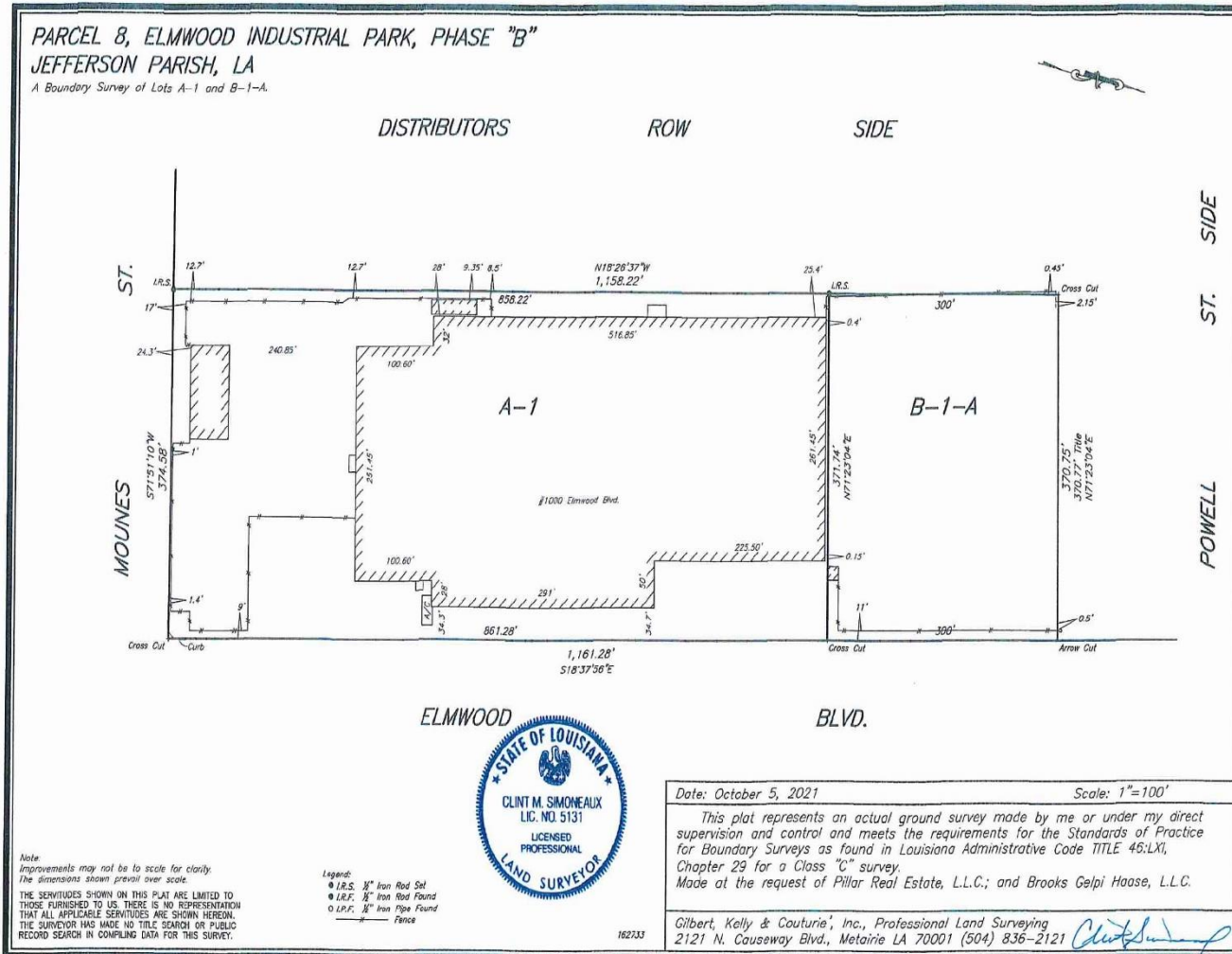
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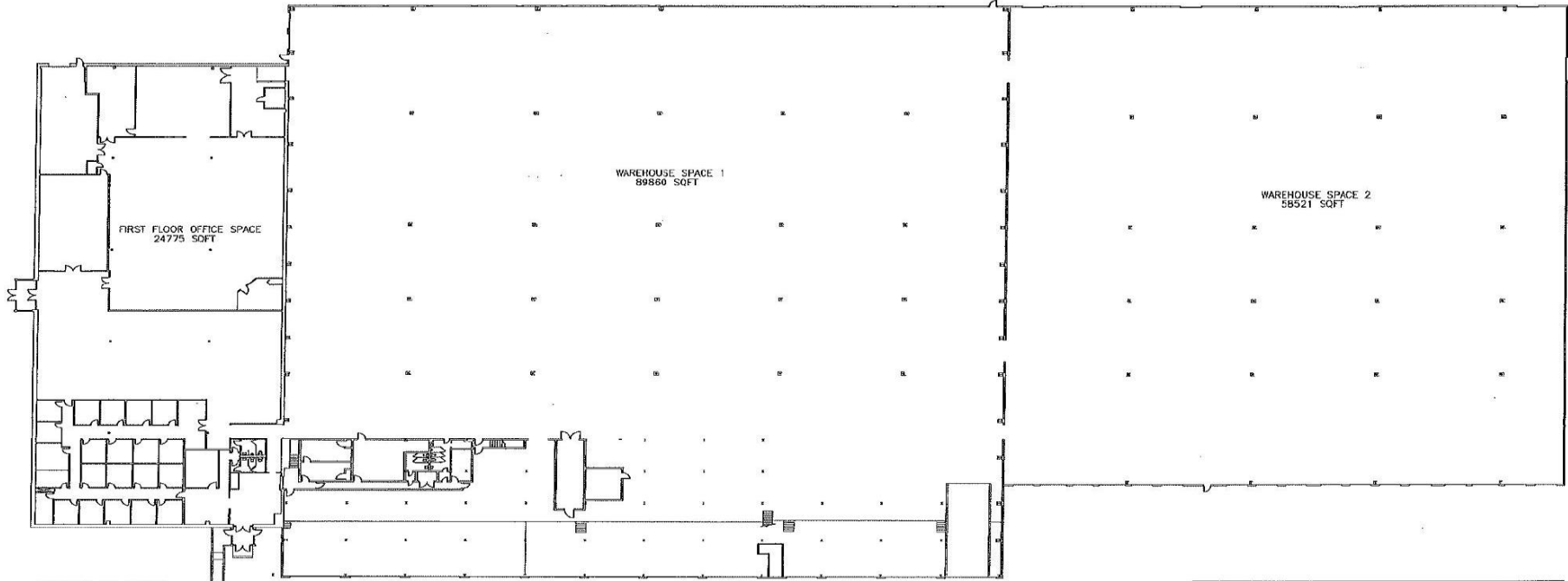
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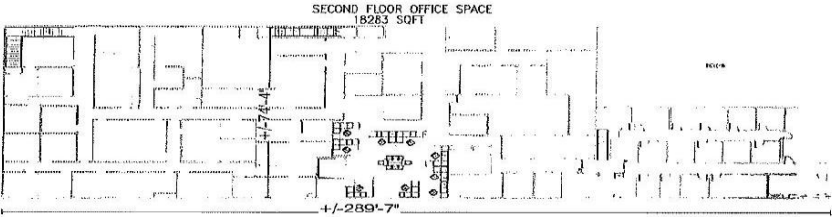


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**FIRST FLOOR**  
 SCALE= 1:250

1000 ELMWOOD PARK BLVD



**SECOND FLOOR**  
 SCALE= 1:250

**1000 ELMWOOD PARK BLVD**  
 HARAHAN, LOUISIANA

BUILDING GROSS SQUARE FOOTAGE	
FIRST FLOOR OFFICE SPACE	24775 SQFT
WAREHOUSE SPACE 1	89860 SQFT
WAREHOUSE SPACE 2	58521 SQFT
SECOND FLOOR OFFICE SPACE	18263 SQFT
<b>TOTAL</b>	<b>191439 SQFT</b>

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