

±25,670 SF SINGLE TENANT WAREHOUSE

3000 LAUSAT STREET
METAIRIE, LA 70001

FOR LEASE | INCLUDES ±4,200 SF OFFICE

Located in Central Metairie within Labarre Industrial Park

\$8.50/SF/YR NNN



The Opportunity

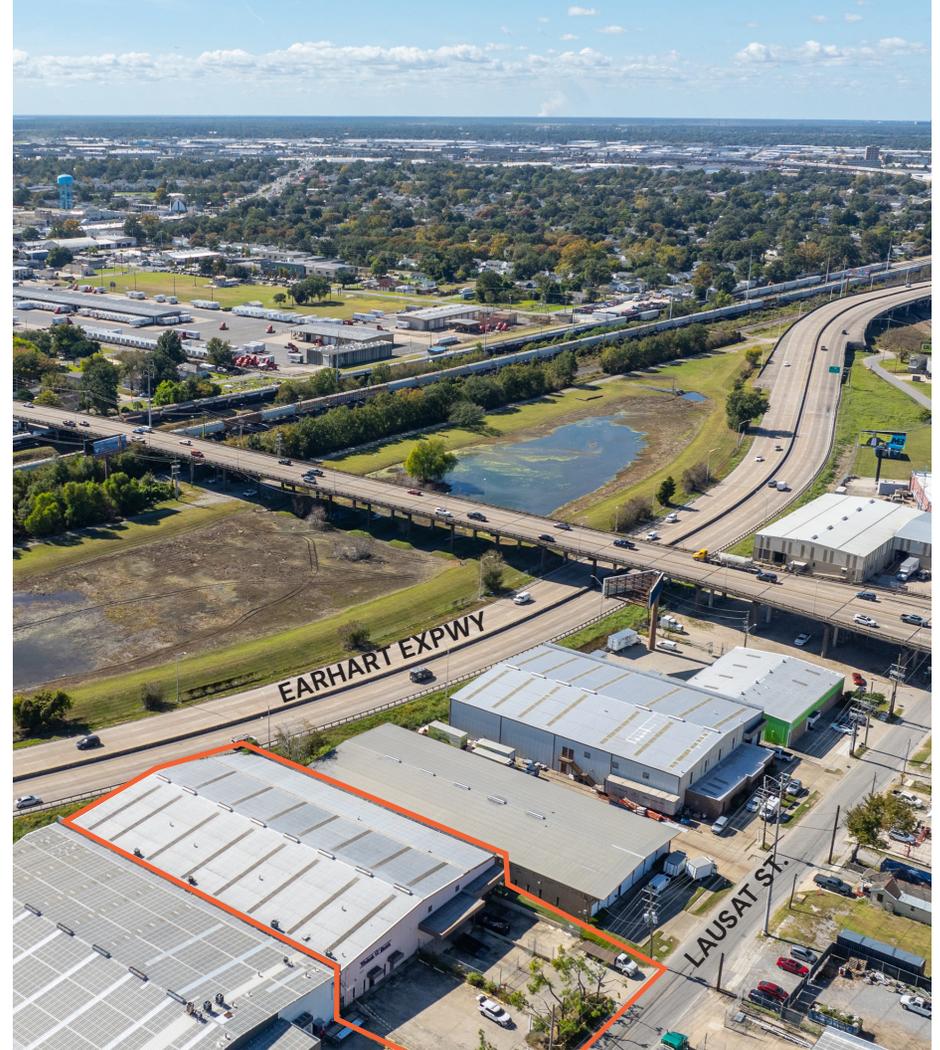
STRATEGICALLY LOCATED OFFERING ADVANTAGES FOR LOGISTICS, DISTRIBUTION, AND MANUFACTURING OPERATIONS

BUILDING FEATURES

- With two dock doors, one drive in warehouse door, and a van height loading position, this facility can accommodate all modes of truck transport
- High ceilings and abundant floorspace is suitable for diverse storage and distribution needs
- High visibility signage opportunity on the rear wall of the building facing Earhart Expressway averaging over 33,766 VPD.

LOCATION & ACCESS

- Excellent connectivity with quick access to major interstate systems for efficient transportation
- Property benefits from a robust industrial corridor with a mix of businesses offering services like warehousing, fulfillment, transportation and supply chain services
- Metairie is recognized as a key area for warehousing and Third Party Logistics solutions businesses



Building Detail



Address:
3000 Lausat Street, Metairie, LA 70001



Size:
±25,670 SF



Office Size:
±4,200 SF (With Climate-Controlled Storage,
Kitchen, 3 Restrooms)



Construction Type:
Tilt Wall



Eaves:
19'



Clear Height:
24' Center Height



Fire Protection:
Sprinklered



Power:
3 Phase



Fans:
3 High Velocity Low Speed Fans



Loading Type:
Front Load



Dock Doors:
2 (10'x8') Standard Dock High Doors

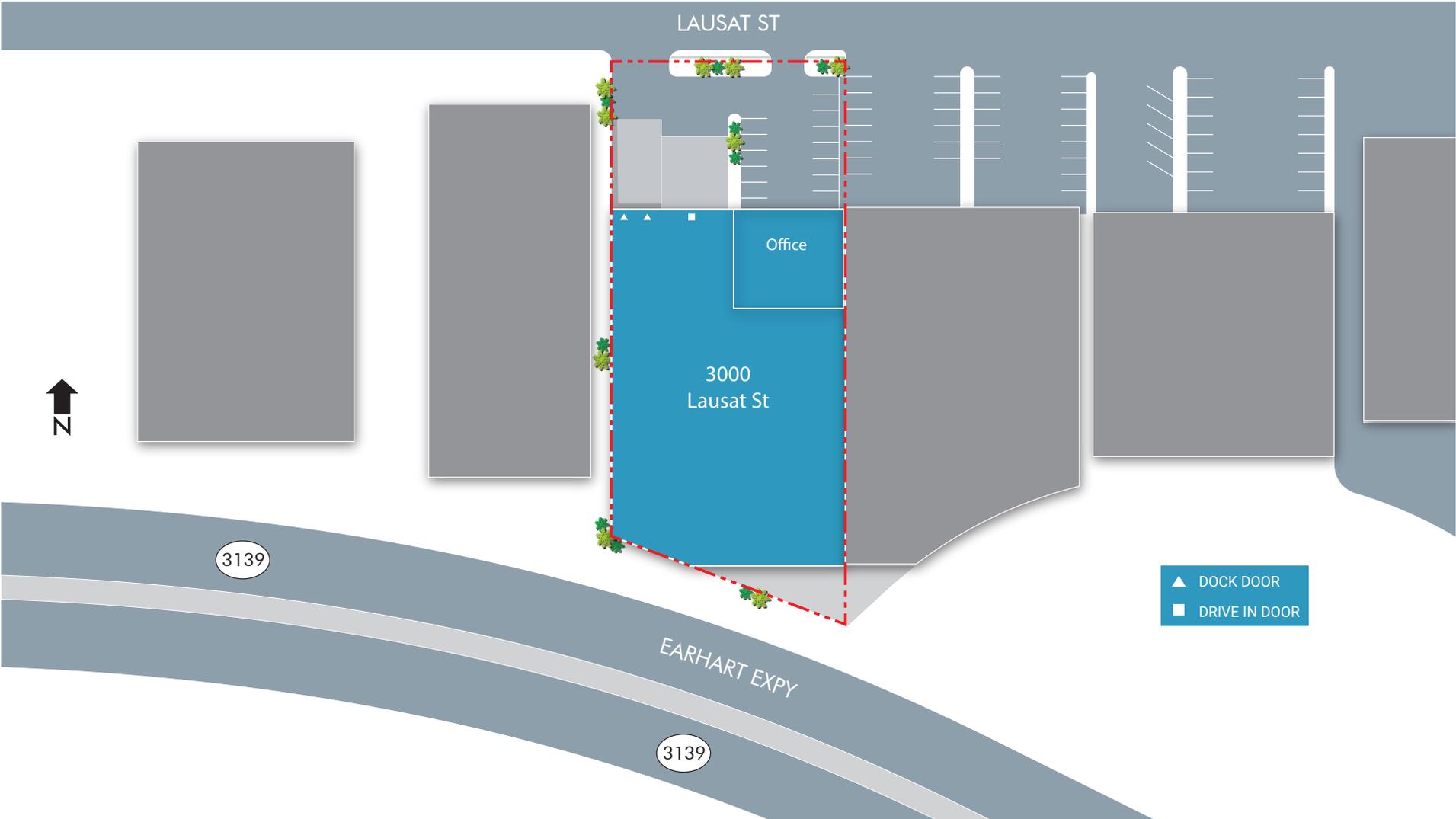


Grade Level Door (via access ramp):
1 (8'x10') Door (Van Height Dock)



Car Parking:
14 Spaces (Additional Parking in Loading Areas)

Site Plan



Ingress/Egress Routes

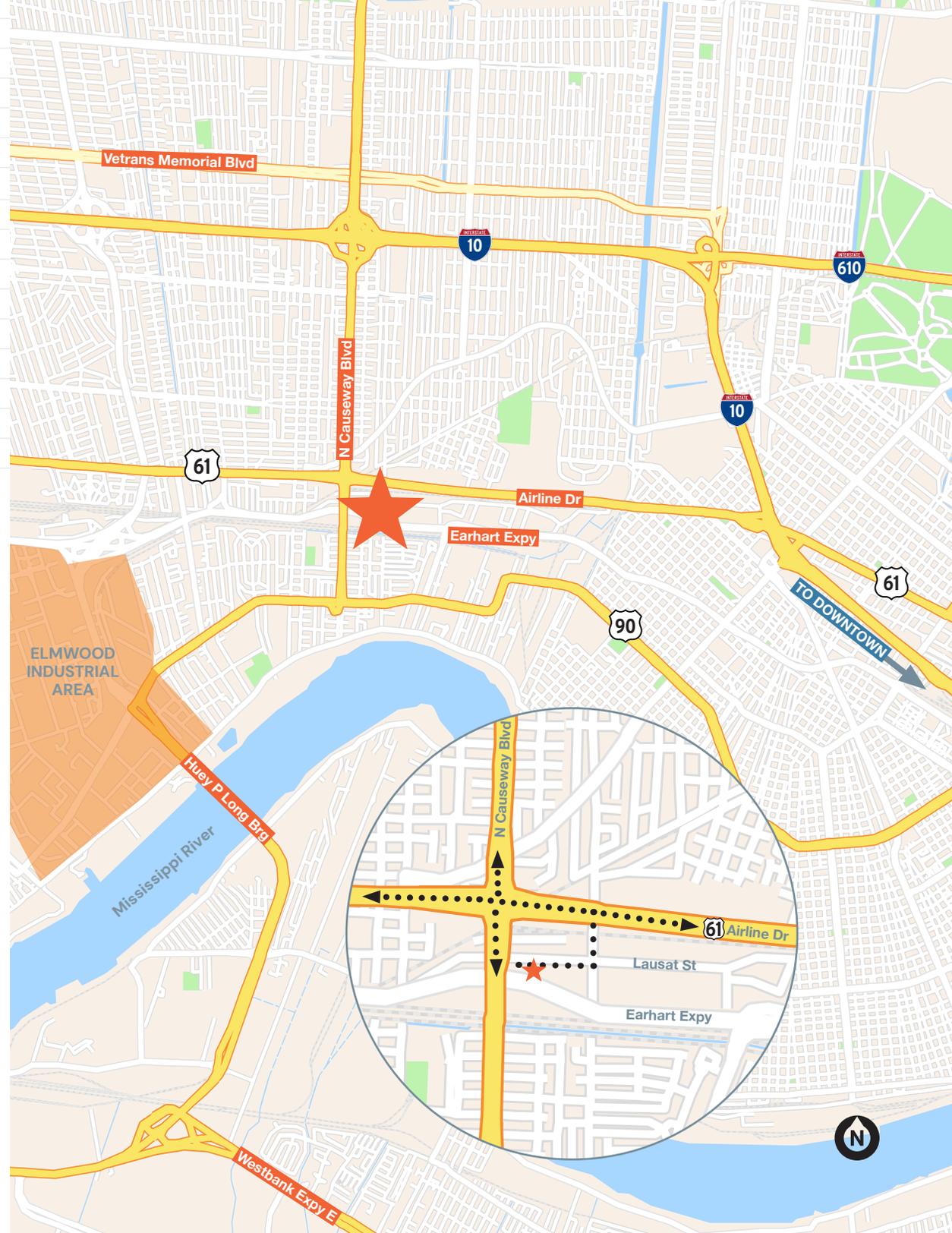
I-10 (North of Site) 1.5 Miles

I-10 (East of Site) 2.8 Miles

Highway 61 .4 Miles

Elmwood 2.3 Miles

Downtown/CBD 5.5 Miles



Exterior Images



Interior Images





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Contacts

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CBRE

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