

FOR LEASE



<u>ADDRESS:</u>	2603 L & A Road Metairie, LA 70001
<u>BUILDING AREA:</u>	37,546 square feet of concrete tilt-up construction distribution space
<u>OFFICE AREA:</u>	1,200 square feet of newly constructed office area.
<u>LAND AREA:</u>	Up to 2 acres available adjacent to the building.
<u>LEASE RATE:</u>	\$5.50 per sq. ft. on a net lease basis
<u>ZONING:</u>	M-1, Light Industrial
<u>SPRINKLERED:</u>	The building contains a full sprinkler system
<u>EAVE HEIGHT:</u>	21'5" to 23'
<u>LOADING:</u>	Dock height or ground level which can be installed in various locations.
<u>CONTACT:</u>	Gerard E. Henry, SIOR Max J. Derbes, Inc. 5440 Mounes Street, Ste 100 New Orleans, LA 70123 504/733-5985 (direct line) 504/733-5518 (fax line) 888/385-4949 email: gerard@maxderbes.com

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