

## FOR LEASE – NEW CONSTRUCTION ELMWOOD OFFICE/WAREHOUSE



- ADDRESS:** 5600 Salmen Street (behind Palace Theatre)  
Jefferson, LA 70123
- BUILDING AREA:** 10,500 to 21,000 sq. ft. of concrete tilt up office/warehouse.  
(floorplan attached)
- OFFICE AREA:** 2,400 sq. ft. existing or build-to-suit
- LOADING:** Dock height via double truck well  
Ground level via two (2) 10' x 14' overhead doors
- ZONING:** Industrial (M-2)
- EAVE HEIGHT:** 20' feet clear to 27'
- LEASE RATE:** ~~\$6.95~~–~~\$6.25~~ **\$5.95** per square foot, net **REDUCED**  
(Net expenses are \$1.28 per sq. ft.)
- AVAILABLE:** Immediately
- LISTED BY:** Ben Derbes  
Max J. Derbes, Inc.  
5440 Mounes Street, Ste 100  
New Orleans, LA 70123  
(504) 733-6703 (direct line)  
(504) 733-5518 (fax)  
email: [ben@maxderbes.com](mailto:ben@maxderbes.com)

W:\FLYERS\CURRENT FLYERS\salmen 5600 6.10



Max J. Derbes, Inc.  
REALTORS

