



FOR LEASE

Oreck Building
100 Plantation Road
Harahan, LA



Property Highlights

- Dock High Warehouse Area (64,140 sf)
- Large open floor plans with private perimeter offices (13,835 sf)
- Mezzanine Offices (14,900 sf)
- 15-20 minutes from New Orleans CBD and New Orleans International Airport
- Close proximity to Clearview Parkway, Huey P. Long Bridge and Jefferson Highway
- Seven (7) warehouse doors (1 ramp, 1 covered dock high door, and 5 dock high doors)
- Fully sprinklered
- Handicapped accessible
- Approximately 20 foot clear span eave height
- Freight elevator
- Office kitchen area
- Rail available

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Property Description

- Property fronts River Road and Plantation Road in Elmwood Business Park
- Site is improved with a one-story warehouse building with mezzanine office space
- Seven (7) total loading areas consisting of 5 truck wells, 1 loading ramp and 1 covered loading dock area

Site

- Measures 251'2" x 300'7"
- 4.5 acre total site
- Fronts River Road and Plantation Road

Square Footage Available

- Warehouse 64,140 sf
- Office 1st Floor 13,835 sf
- 2nd Floor 14,900 sf
- TOTAL 92,875 sf

Parking

- River Road Lot 33 single spaces
13 double spaces
- Plantation Road Lot 60 single spaces
15 double spaces
- TOTAL 121 spaces available

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Site Improvements

- Property is improved with an office/warehouse building with stone masonry and steel construction.
- Surface parking
- Improvements well maintained

Additional Information

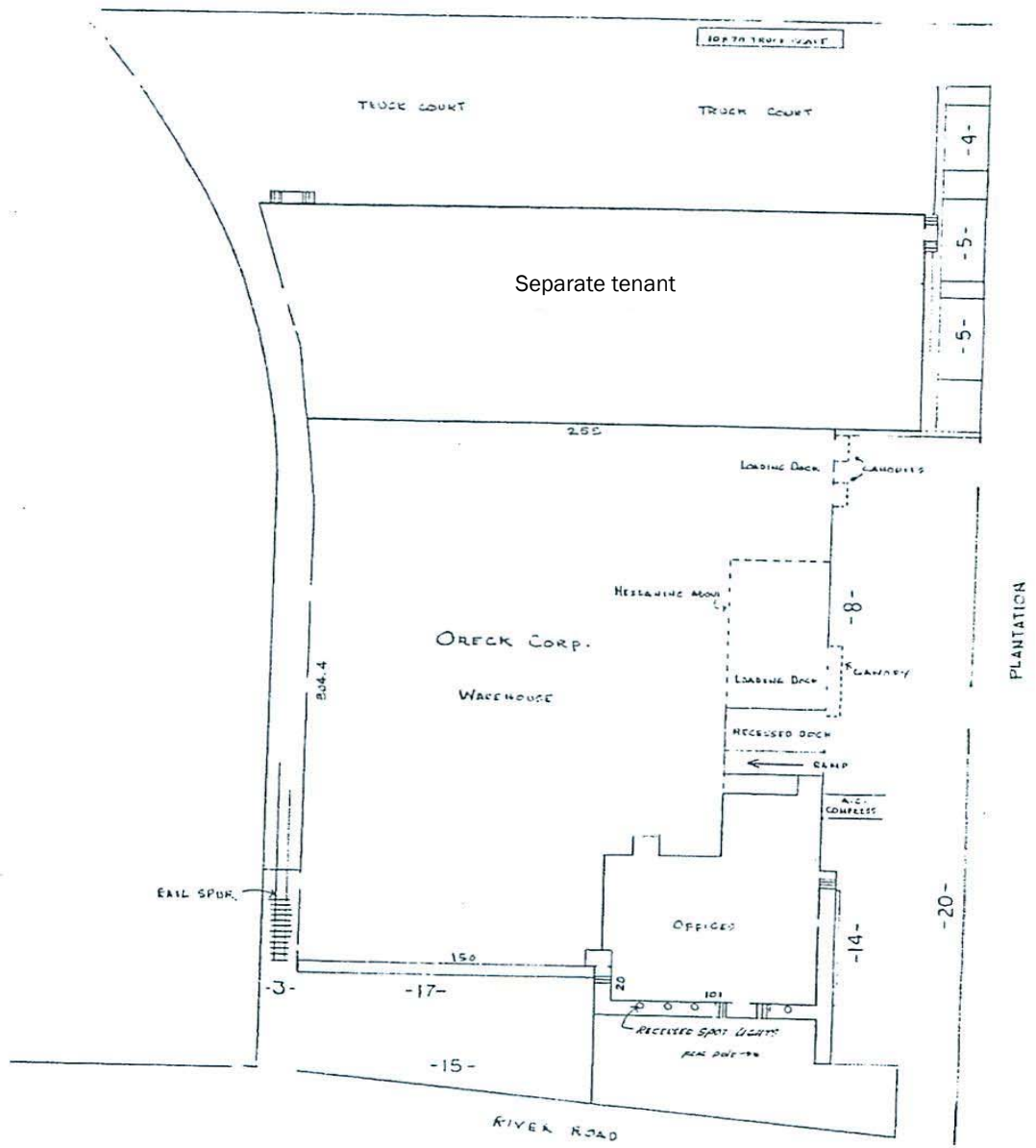
- 16 air handlers
- 19 condensers
- Boiler
- 4 unit heaters
- Building age: 36 years
- Flood Zone: C
- Generators on site
- Zoning: M-2; Industrial District
- Electric service by Entergy

Rental Rate: \$3.95 psf NNN

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Site Plan

PLOT PLAN & GENERAL BLDG. PLAN

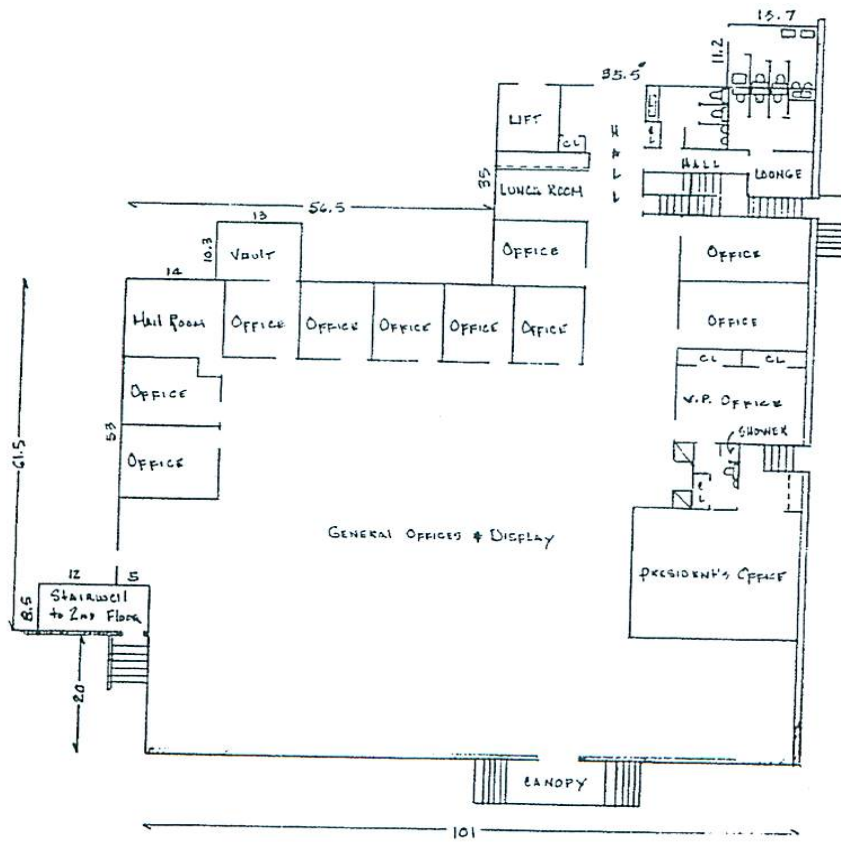


#'S SHOWN BETWEEN - - INDICATE # AUTOS OFF-STREET PARKING

SCALE: 1" = 60'

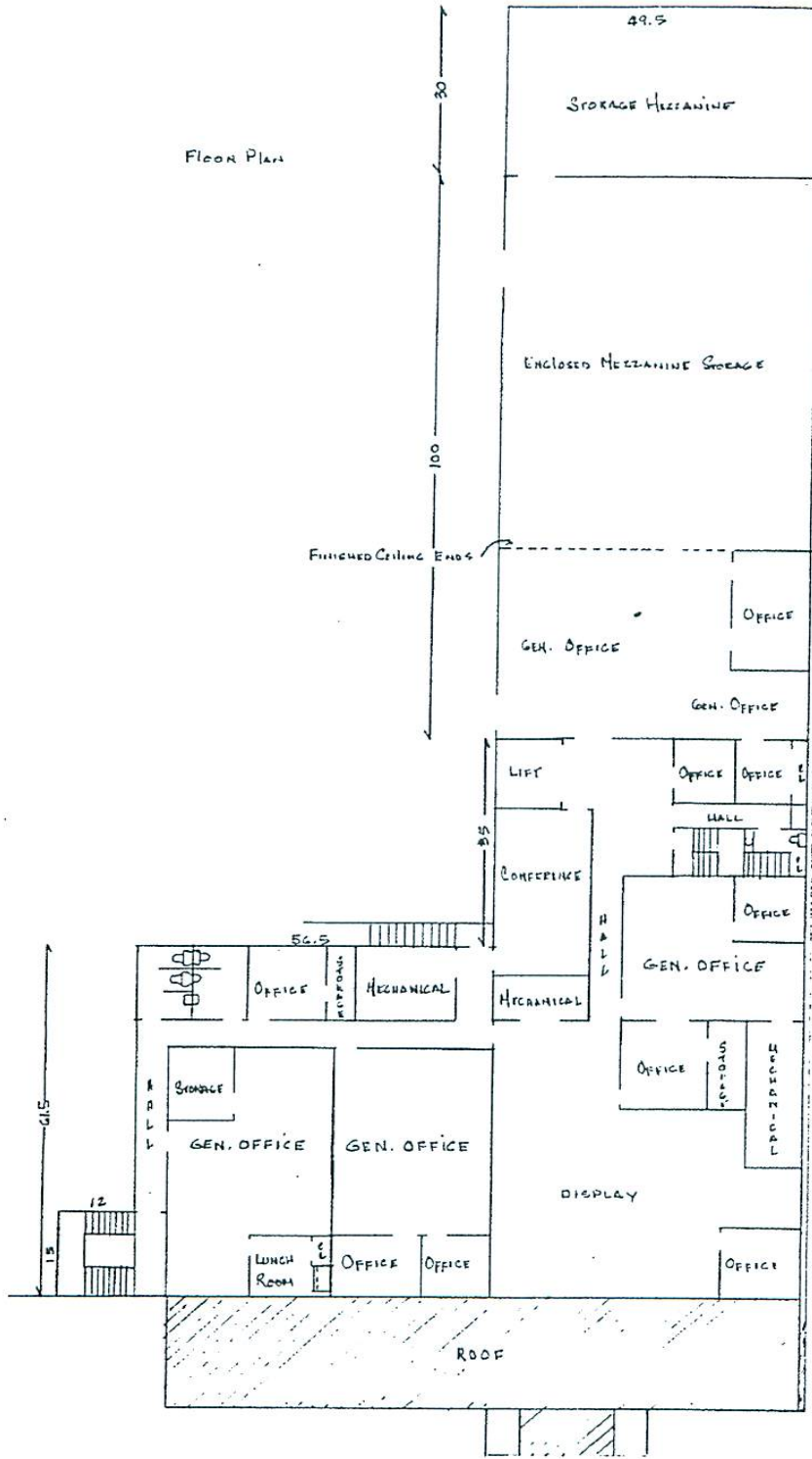
Floor Plan
(1st Floor Office Space)

Floor Plan



ORECK CORP.
 1st Floor OFFICES
 SCALE: 1" = 20'

Floor Plan
 (2nd Floor Office Space & Mezza-)



ORECK CORP.
 2ND FLOOR & MEZZANINE
 SCALE: 1" = 20'

Photographs



Photographs

