

REDUCED

Office/Warehouse for Sale or Lease

68445 James Street, Mandeville, LA



- Features:** A 14,260+/- sq. ft. Class A Office/Warehouse building. This Corporate Headquarters is conveniently located just off I-12 in the Alamosa Park. The built-out area has 2 floors with a 2,000 lb. Otis elevator and 3 stairwells. The building features heavy electrical service and air-conditioned warehouse area. The clear height in the warehouse at the lowest point is 11'- 2" under beam.
- Office Area:** Total office comprises 8,000+/- sq. ft. The 1st floor has a atrium reception area, elevator lobby with a modern aluminum & wood stairwell, open air conditioned technical space, warehouse space and 2 restrooms. The 2nd floor has 11 private offices, 4 restrooms, kitchen/break room, data room, copy room and large conference room. The finishes in the office area are of the highest quality.
- Loading/Site:** The site is 33,500+/- sq. ft., has 32 parking spaces. Access to the warehouse area is along the rear of the building via a truck well and 6 grade level doors.
- Zoning:** I-2 Light Industrial
- Sale Price:** \$1,225,000 (\$85.9 per square foot)
- Rental Rate:** \$12,478.00/month (\$10.50 per square foot), Net of Expenses



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