

Metairie Office/Warehouse for Lease

2411 Edenborn Avenue, Metairie, LA



Location: South of Interstate 10, between S. Causeway Blvd & Clearview Pkwy, in the first block off S. I-10 Service Road, near “Metairie Centre” office building. Zoning is BC-2.

Available: Approximately 19,900 sq. ft. of area contained in dock height, 20’ eave, metal building as follows:

- **Office:** Up to 4,500 SF - 2,250 SF each floor (45’X50’), being the annex area in front with brick facade consisting of general office, 5 privates, kitchen, restroom, closet & utility room, plus like area on second floor, recently renovated. Present tenant will consider remaining in a portion of the office.
- **Warehouse:** 14,400 SF (120’X120’); Has additional office build-out within the warehouse area that could remain or be removed
- **Shop Building:** 1,000 SF (28’X36’); ancillary bldg w/ three roll-up doors, restroom

Loading: Dock height via multiple wide overhead doors, two at front each side of office and several on left-side accessed via yard.

Yard: Approximately 1 acre fenced, partially paved and compacted yard (198’X237’), plus car parking outside fence perimeter.

Rental: \$4.80 per square foot, NNN; plus pro rata of applicable real estate tax and building insurance.

Available: Presently leased through October 9, 2017.



Max J. Derbes, Inc.
REALTORS ■

Max J. Derbes, Inc.
5440 Mounes Street, Ste 100
New Orleans, LA 70123
WWW.MAXDERBES.COM

CONTACT:
Keith G. Henry, SIOR
(504) 733 – 2299
keith@maxderbes.com

