

±9,972 TOTAL SF
dock high/grade level

\$8.75/PSF/YR NNN

Warehouse Space for LEASE

2070 GAUSE BLVD E | SLIDELL, LA 70461

CBRE

Property Highlights

2070 Gause Blvd E in Slidell, LA, is a 24,432 SF warehouse/office facility conveniently located near a large major interstate hub including I-10, I-12, and I-59, facilitating efficient trade routes.

The available space for lease includes $\pm 9,972$ SF of air conditioned warehouse space with a $\pm 18'$ clear height, shared common areas including a 2 dock high loading dock, 1 grade level door and a caged storage area. This location provides convenient ingress and egress directly on Gause Blvd with excellent visibility and accessibility.



Total Building SF	$\pm 24,432$ SF
<i>Available Warehouse SF</i>	<i>$\pm 9,972$ SF</i>
Loading	Dock High/ Grade Level
Asking Lease Rate	\$8.75/SF/YR NNN



WAREHOUSE

AVAILABLE FOR
IMMEDIATE OCCUPANCY;
SHARED CAGED STORAGE
AREA, AIR CONDITIONED



SHARED LOADING

SIDE LOADING
2 DOCK HIGH DOORS
1 GRADE LEVEL



LOCATION

EASY ACCESS TO MULTIPLE
HIGHWAYS INCLUDING THE
I-10, I-12 AND I-59 HUB



CLEAR HEIGHT

$\pm 18'$ FEET

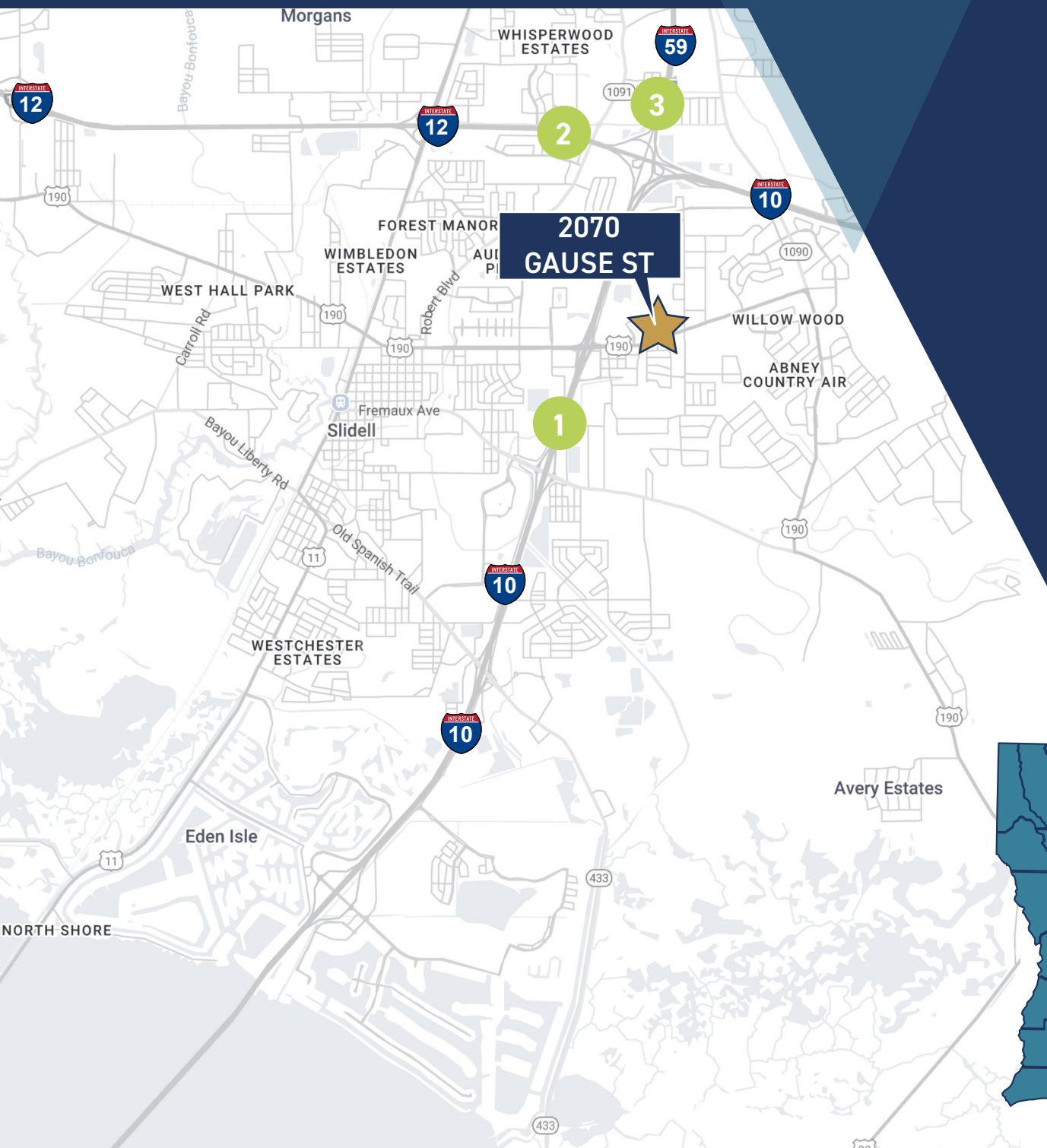
Floorplan

TOTAL SF - ±9,972 SF



1 SHARED COMMON AREA
Shared loading dock and caged storage area

2 ±9,972 SF WAREHOUSE SPACE
2-Dock High
1 Grade Level
Side Loading
Air Conditioned



Map

- 1 INTERSTATE 10
0.7 miles
- 2 INTERSTATE 12
2.21 mile
- 3 INTERSTATE 59
2.21 miles

Major
Transportation
Exchange Hub





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CONTACTS

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