



CORPORATE REALTY

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170
504.581.5005 | corp-realty.com

INDUSTRIAL SPACE | FOR LEASE

Warehouse, Office, and Storage Space

2585 Front Street

SLIDELL, LA 70458

Randall R. White

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504.581.5005



LIGHT INDUSTRIAL SPACE WITH ACREAGE

2585 Front Street, Slidell, LA 70458

PROPERTY DESCRIPTION

This property is located on Front Street near the intersection with Fremaux Avenue and 1st Street. It provides convenient access to both Interstate 10 and US Highway 11.

The 78,973-sf premises consists of office, warehouse and storage, with an additional 4.42 acres of land. Several buildings also feature new roofs. There is excellent lighting

and an electrical system suitable for any type of manufacturing. This gated property is on high ground and has never flooded. It is available immediately and has opportunity for signage.

PROPERTY OVERVIEW

SIZE	7,525 sf office space 60,873 sf warehouse 10,575 storage space 4.42 acres land
RENTAL RATE	\$5.25/rsf, NNN
PARKING	More than 200 spaces, on both paved and gravel surface lots around property
ZONING	M-2 Light Industrial

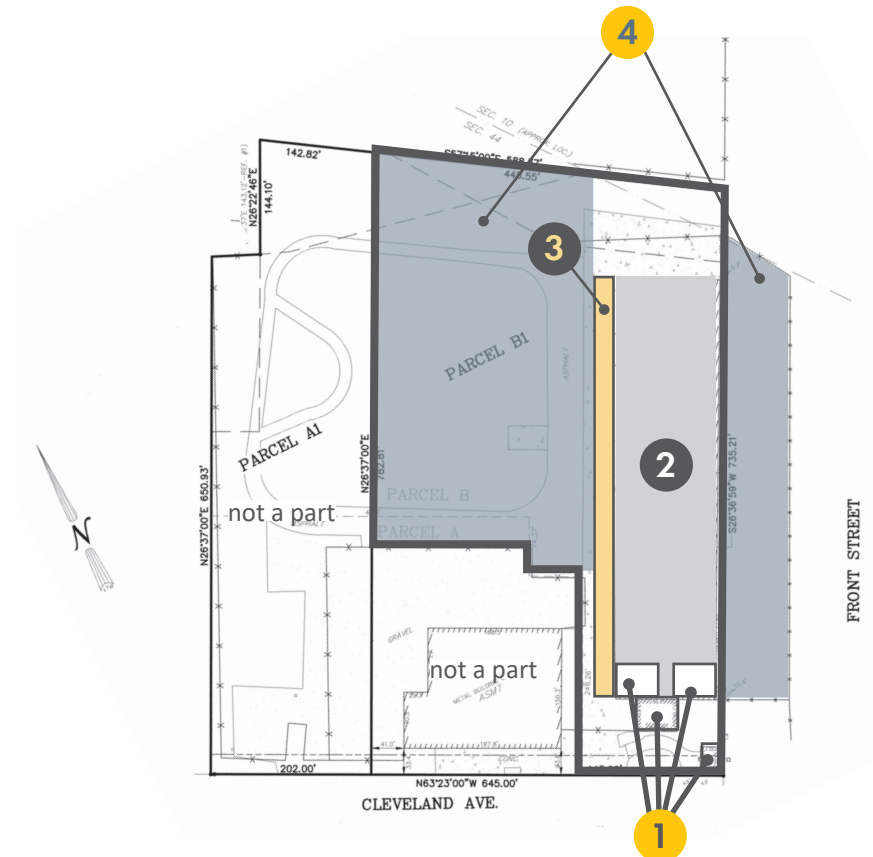


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2585 FRONT STREET PREMISES

The complex consists of four components: **(1) OFFICE**, **(2) WAREHOUSE**, **(3) COVERED STORAGE**, and **(4) LAND**. This has been used for a variety of light industrial work through the decades, including lumber supply and the development of products that service aerospace and defense, among other industries. The owner is willing to consider subdivision based on tenant needs.



HISTORY TIMELINE



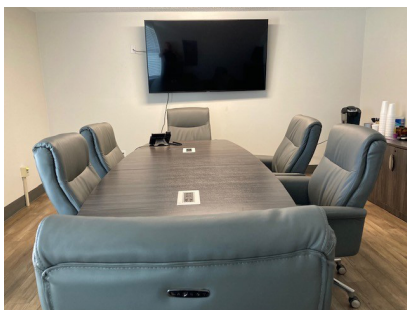
The complex began as a single building when the 60,873-sf warehouse was built for Slidell Brick Company.

The Bernard Lumber Company upgraded and renovated the warehouse to assemble manufactured housing. It also built the office building that abuts the front of the warehouse.

Textron, a global company with a variety of products and services, reportedly spent more than \$2,000,000 on improvements, including a water and sewerage system that meets city standards.



2585 FRONT STREET OFFICE



The office component consists of three units:

FIRST FLOOR OFFICE SPACE - 4,975 SF

- » Completely remodeled in 2019-20, including new roof
- » Completely built out into offices, a conference room, reception area, and restrooms

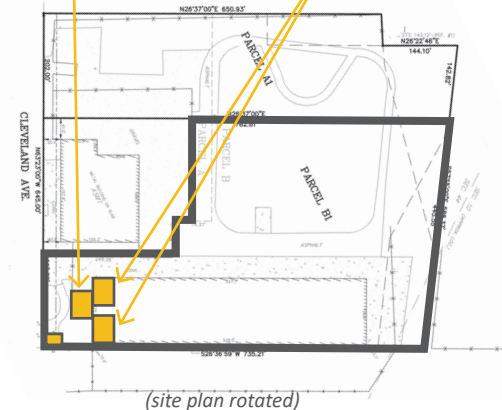
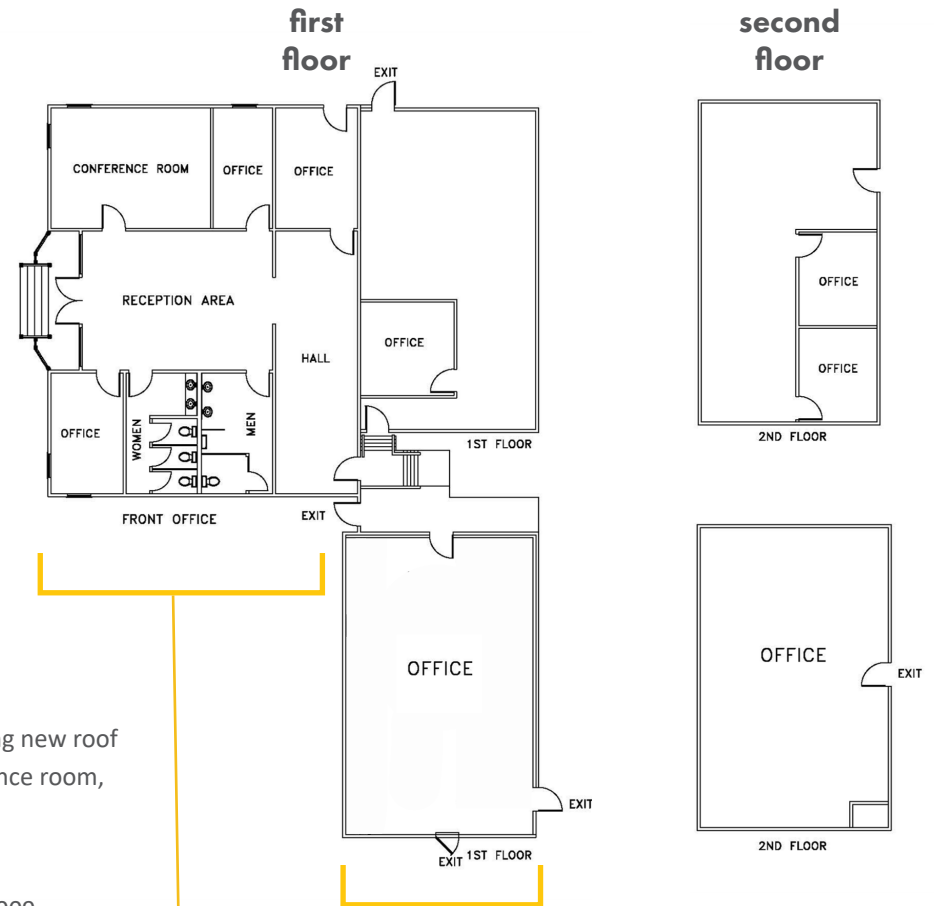
SECOND FLOOR OFFICE SPACE - 1,800 SF

- » Substantially renovated in approximately 2009
- » Unfinished floor can be completed for tenant move-in (negotiable)
- » Accessed via stairs from first floor and in warehouse

SECURITY BUILDING AT ENTRANCE - 750 SF

- » Completely remodeled in 2020, including new roof
- » Features two offices, an open area, and a restroom
- » New plumbing will be installed by the end of 2022

Total Office Space: **7,525 sf**



2585 FRONT STREET WAREHOUSE



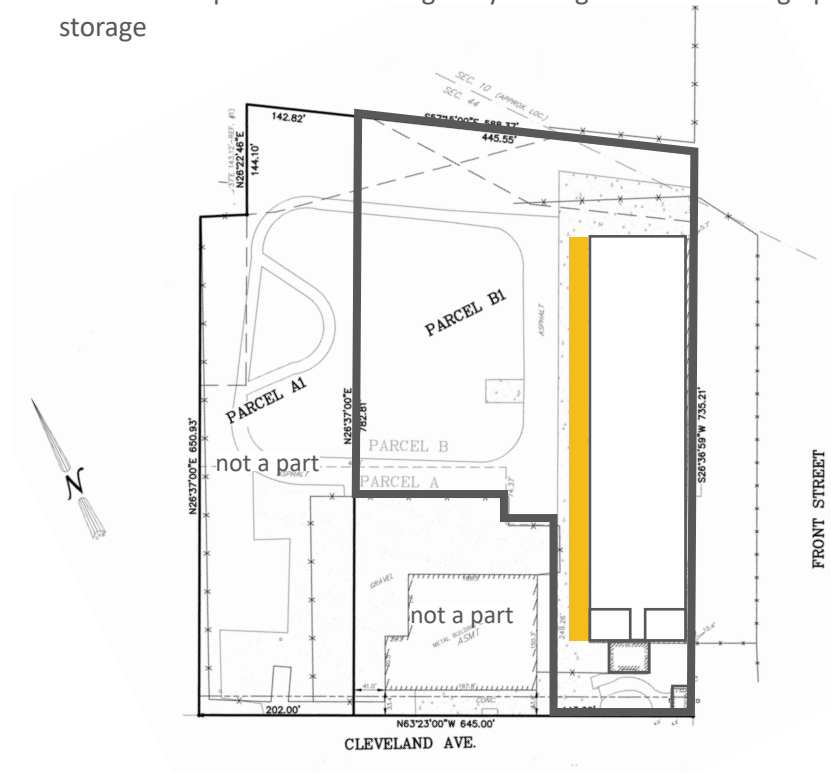
- Warehouse Size:** 60,873 sf
- Roof Type:** Coved
- Construction/Siding:** Corrugated metal
- Height:** Eave height of 31' and center height of 43'
- Slab Size:** 9+ inches thick
- Parking:** Both paved and gravel surface parking in front and rear
- Loading Doors:** Ten (10) roll-up doors and a truck well
- Power Capacity:**
 - 2000 amp capacity
 - 1600 amp main
 - 400 amp main
 - 13 - 480VAC disconnects
 - 1 - 208VAC disconnect
 - 3 - 480/277 panels
 - 6 - 120/208 panels
 - 1 - 240/120 panel



2585 FRONT STREET COVERED STORAGE

COVERED STORAGE

- » 10,575-sf three-side, covered storage space
- » Height is 19'6"
- » Approximately 3,525 sf has been enclosed and is accessible from inside the warehouse
- » Approximately 7,050 sf can also be used for covered parking
- » Warehouse space can be enlarged by closing in the remaining open storage

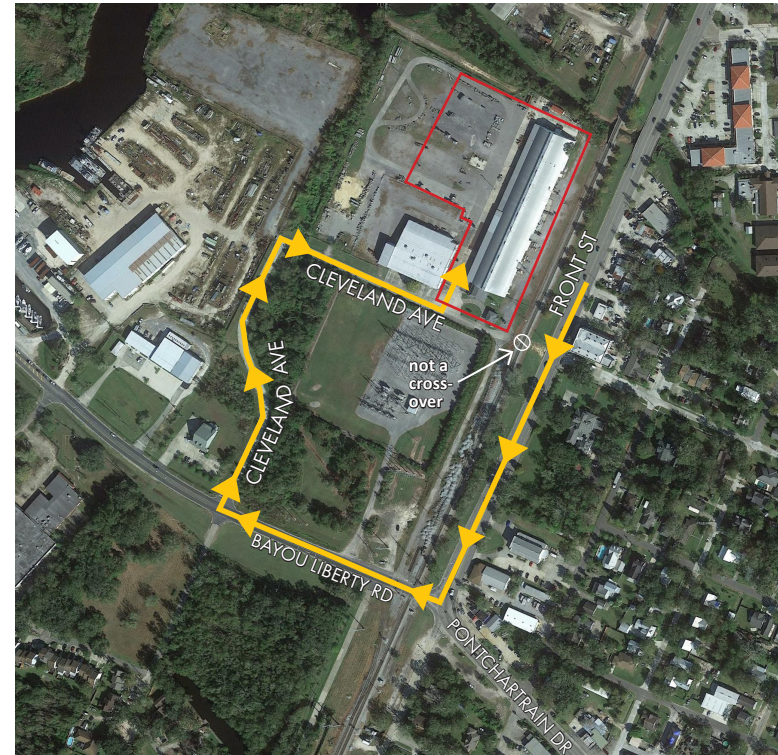


2585 FRONT STREET LAND AND DIRECTIONS

LAND

The property includes open storage area on solid ground:

- 2.75 acres on rear side that consists of concrete and raw land
- 1.67 acres on the Front Street (railroad) side



DIRECTIONS

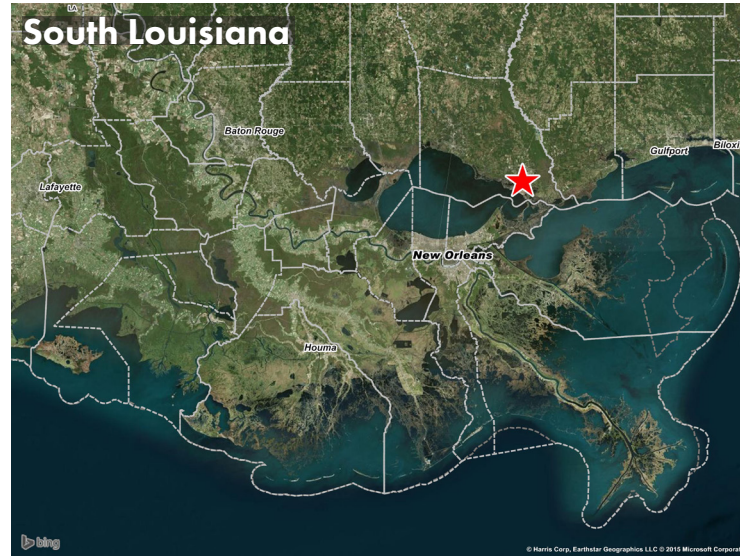
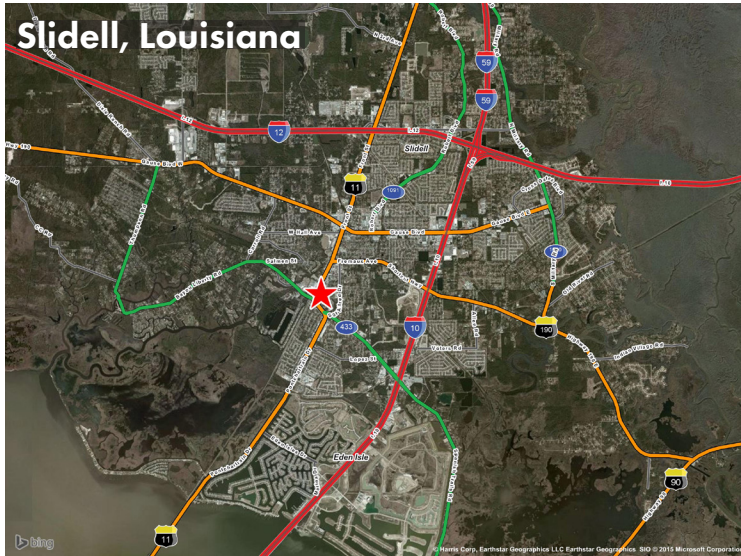
Instructions to enter the property from Front Street:

- Turn onto Bayou Liberty Road
- Turn right onto Cleveland Avenue and follow the curve
- The entrance gates will be to the left



2585 FRONT STREET

LOCATION



- Property Location:** West side of Front Street; North side of Cleveland Street
- Road Type:** Paved
- Transportation:** Highway
- Highway Access:** Interstate 12 to US Highway 11 South Exit
- Rail Access:** Tracks run in front of site parallel to Front Street; access would require a new rail spur.
- Airport:** Slidell Municipal Airport, N Interstate 12
- Site Description:** Standalone industrial



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