

## Commercial Warehouse & Office Space for Lease – Prime Kenner Location

A well-maintained ±1,800 sq. ft. commercial warehouse and office space is available for lease at 2641 Delaware Ave., Kenner, LA 70062, ideally located near Interstate 10, Louis Armstrong International Airport, and the USPS distribution facility. This property is well suited for professional service, logistics, storage, and light industrial operations.

Monthly Rent: \$1800.00

Security Deposit: equal to rent

Lease Term: 1 Year

Utilities included in the lease: property taxes, electricity, water, and internet service, helping simplify monthly operating costs.

### Property Features

±1,800 sq. ft. commercial warehouse space

Three garage door access points for efficient loading and storage

Dedicated air-conditioned and heated office

Two restrooms

Stock/storage room

Additional overhead storage above office area

Office desk and chairs included

Clear floor layout suitable for storage or equipment

Fenced rear yard

Front off-street parking

Detached rear carport

Security alarm system

Interior and exterior surveillance cameras with remote monitoring

### Ideal Business Uses

This facility is well suited for businesses such as:

E-commerce and order fulfillment operations

Courier or logistics services

Wholesale distribution

Equipment and material storage

Construction, plumbing, HVAC, or electrical service companies

Light assembly or small manufacturing

Electronics service or repair workshops

Vehicle, boat, or RV storage (no service or wash bays)

Construction supply or home improvement materials storage

Use Restrictions

To maintain property compliance and environmental standards:

Auto repair and similar operations are not permitted

Businesses that generate or discharge oily wastewater are prohibited

Lease Requirements

Tenant must maintain Business Owner's Policy (BOP) insurance

Tenant must comply with lease conditions including keeping the driveway clear after hours to allow access from the attached rear building carport to the gate entrance

Attached rear building carport is excluded from tenant use

Location Advantages

Minutes from I-10 corridor


Close to Louis Armstrong International Airport

Near USPS distribution facilities

Central access to Kenner, Metairie, and New Orleans commercial areas

For leasing inquiries contact:

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