

Alamosa Park Warehouse of 1,820 to 3,640 SF

68469 James Street, Mandeville, LA 70471



Listing ID: 30222082
Status: Active
Property Type: Industrial For Lease
Industrial Type: Flex Space, Industrial-Business Park
Contiguous Space: 1,820 - 3,640 SF
Total Available: 3,640 SF
Lease Rate: \$8.50 - 9 PSF (Annual)
Lease Type: Industrial Gross
Loading: 2 Doors
Drive-In Bays: 2 Bays



Overview/Comments

Very nice office warehouse in Alamosa Park with one (1) office. Lessor is willing to add office space to existing office. Two (2) rear roll-ups. Space can be leased all (3,640 square feet) or half (one side of 1,820 square feet). The space is 70' deep with minimum 16' eaves with clear span warehouse.

More Information Online

<http://www.lacdb.com/listing/30222082>



QR Code

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General Information

Tax ID/APN:	61402	Zoning:	I-2
Industrial Type:	Flex Space, Industrial-Business Park, Mixed Use, Light Industrial, Self Storage, Warehouse/Distribution, Other	Building Name:	68469 James Building
		Gross Building Area:	7,280 SF

Available Space

Suite/Unit Number:	1 and 2	Lease Rate:	\$8.50 - 9 PSF (Annual)
Space Available:	3,640 SF	Lease Type:	Industrial Gross
Minimum Divisible:	1,820 SF	Rent Escalators:	Fixed Lease
Maximum Contiguous:	3,640 SF	TI Allowance from Owner:	\$1
Space Subcategory 1:	Warehouse/Distribution	Offices:	1
Space Subcategory 2:	Flex Space	Parking Spaces:	7
Space Type:	Relet	Loading Doors:	2
Date Available:	04/01/2018	Drive In Bays:	2

Space Description Open warehouse with small office area with excellent ground level loading in rear driveway. Shared concrete parking in front lot for cars and small vehicles. The size of the warehouse is two (2) adjoining spaces of 26' by 70' deep each. The total for the 3,640 square feet available is 52' by 70' deep.

Area & Location

Property Located Between:	Interstate 12 and Marshall Road	Site Description:	Large tree lined front yard. Rear gravel road for loading to ground level roll-ups.
Highway Access:	Two (2) road access to Alamosa onto Highway 59. Less than half mile to Interstate 12.	Area Description:	Excellent industrial park. Nice surrounding area of retail and business center.

Building Related

Tenancy:	Multiple Tenants	Property Condition:	Excellent
Total Number of Buildings:	1	Year Built:	2006
Number of Stories:	1	Roof Type:	Arched

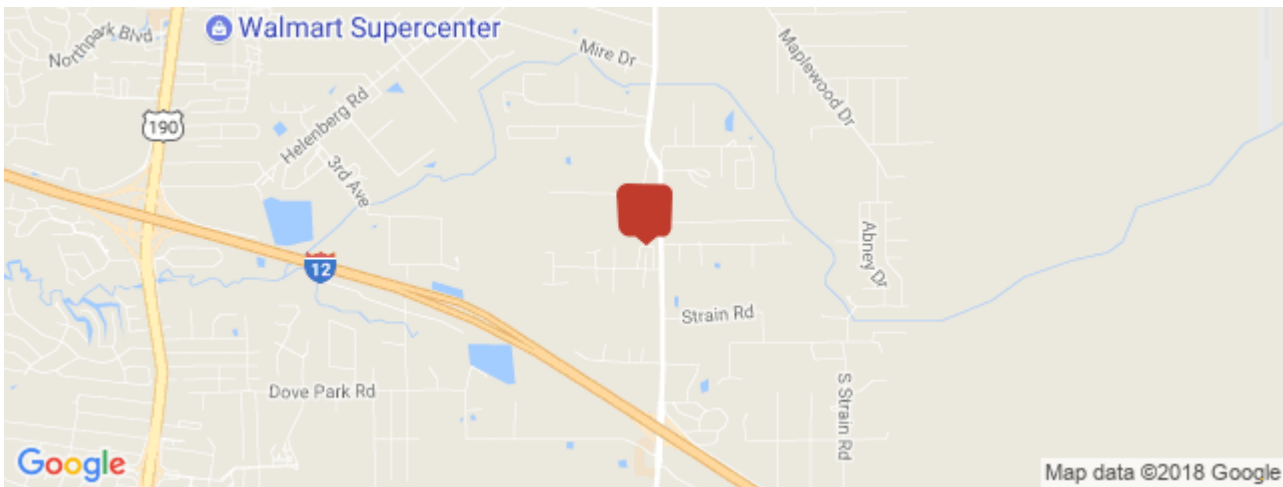
Construction/Siding:	Metal Siding, Steel Frame	Passenger Elevators:	0
Exterior Description:	Very attractive front with large yard to concrete parking lot.	Freight Elevators:	0
Parking Type:	Surface	Sprinklers:	None
Parking Description:	Concrete parking for a minimum of seven (7) vehicles in lot.	Lighting:	Fluorescent
Total Parking Spaces:	14	Internet Access:	Cable
		Interior Description:	16' eaves

Land Related

Zoning Description:	I-2	Sewer Type:	Other
Water Service:	Well	Legal Description:	Corner lot of cul-de-sac in Alamosa Industrial Park

Location

Address:	68469 James Street, Mandeville, LA 70471
County:	Saint Tammany
MSA:	New Orleans-Metairie



Property Images



68469JamesStreet



James Street



DSC02561



68469 James from street

Property Contacts



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