

For Lease



4753 River Road, New Orleans, LA 70121

Building: 7,225 Sq Ft	Skylights: Yes
Office: 425 Sq Ft	Sprinkler: Yes
Construction: Brick, Block & Metal	Warehouse Heaters: Yes
Eave Height: 20'	3 Phase access (240 volt)
Loading: (2) 9'x10' Dock Doors	Yard Area: No

Lease Price:	\$4,130.29 per mo. (\$6.86 psf) Net
2024 Taxes:	\$4,534.28 – (\$377.86 per mo.) \$0.67 psf
2025-26 Insurance:	\$7,089.15 – (\$590.76 per mo.) \$1.29 psf
CAM:	\$480.28 – (\$40.02 per mo.) \$0.06 psf

TOTAL PER MONTH \$5,138.93

Further Information:

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