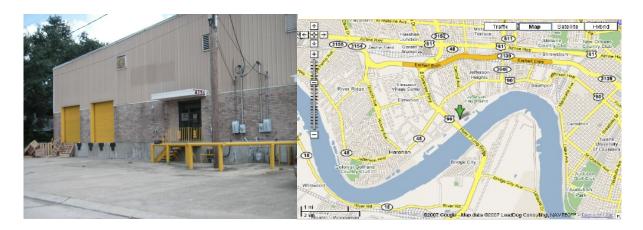
For Lease



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: Randall Walker, SIOR

The Industrial Group 1504 L & A Road Metairie, LA 70001 (504) 832-8012 Randall@igreal.com

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