

For Sublease
1000 Elmwood Park Blvd
New Orleans, LA



197,000 Square Feet • May Subdivide • \$3.50/SF Net



Class A major distribution facility located at the main internal intersection within the Elmwood Business Park, New Orleans, Louisiana. Offered significantly below the current market rental rate and offering a combination of quality office areas, air-conditioned work areas, and high cube warehouse space. 100% tilt up concrete construction. Abundant parking and truck doors. Additionally, there is a freestanding 4 bay maintenance building with a paint booth. Available immediately.

Breakdown of Building Square Footage

Training Room (Air-conditioned)	2,010	SF
Low Height Warehouse (Air-conditioned)	16,485	SF
First Floor Offices	7,995	SF
High Warehouse (A) (Including Covered Docks)	88,530	SF
High Warehouse (B)	59,247	SF
Second Floor Offices	17,652	SF
Maintenance Building	5,000	SF
	196,919	SF

Building Amenities

Clear Height (High Cube)	30’
Clear Height (Low Cube AC Areas)	12’
Eave Height (Maintenance building)	16’
Sprinklered	Fully
Electrical	480/277 V, 3 phase, 600 Amps
Parking Spaces	Gated: 146 Not Gated: 17
Dock High Truck Loading	32 (includes 13 recessed)
Pickup Truck Height Loading	8
Ground Level Loading	1 ramp

Presented by / Contact information

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