

Active

# 140 Riverbend Dr 2

140 Riverbend Dr, Saint Rose, LA 70087



## Overview

Class "A" warehouse/distribution space on the west side of New Orleans, approximately one-half mile from I-310 interchange.

## Lease Spaces

| Name          | Rate            | Footage   | Acres    |
|---------------|-----------------|-----------|----------|
| 140 Riverbend | \$5.75 /SF/Year | 45,000 SF | 14.52 ac |

## For Lease

Industrial

*Secondary Uses: Industrial-Business Park, Warehouse/Distribution, Light Industrial, Manufacturing*

|                     |                              |
|---------------------|------------------------------|
| Lease Rate          | \$5.75 SF/Year               |
| Available SF        | 45,000 SF                    |
| Available Spaces    | 1                            |
| Building Size       | 362,000 SF                   |
| Acres               | 14.52 ac                     |
| Zoning Description  | Light Manufacturing District |
| Structure           | NNN                          |
| Building Class      | A                            |
| Number of Buildings | 1                            |
| Floors              | 1                            |
| Construction Type   | Framed                       |
| Parking Type        | Surface                      |
| Parking Spaces      | 20                           |
| Submarket           | St. Charles Parish           |
| Submarket Type      | Airport District             |
| Nearest MSA         | New Orleans-Metairie         |
| Tax ID Number       | 551800000003                 |
| Property Use Type   | Net Leased (NNN)             |
| Property Status     | Existing                     |
| Dock Number         | 9                            |
| Drive-In Number     | 1                            |
| Warehouse SF        | 45,000 SF                    |
| County              | St. Charles Parish           |
| Available           | 2025-07-25                   |
| Created             | 2025-07-25                   |
| Updated             | 2025-07-29                   |
| Listing ID          | cf8fe707                     |
| Parcel APN          | 551800000003                 |