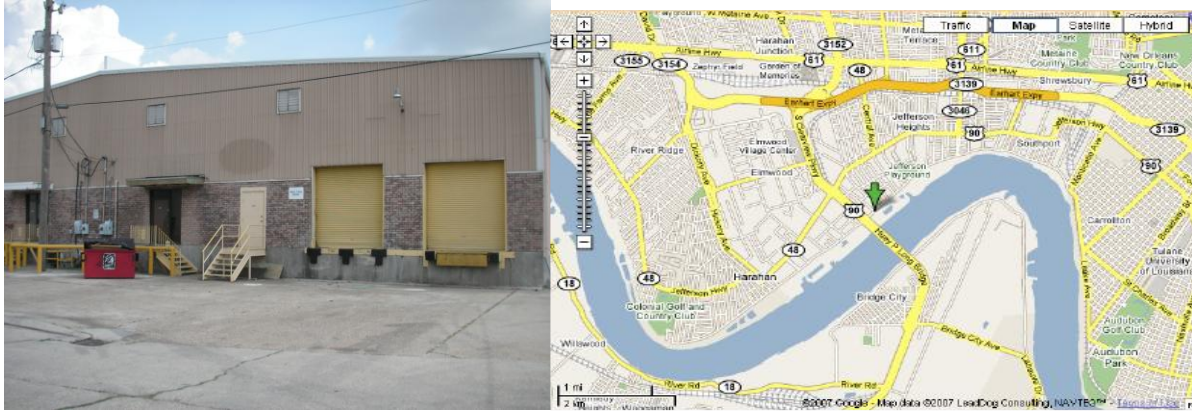


# For Lease



## 4741 River Road, New Orleans, LA 70121

Building: 7,500 Sq. Ft.	Eave Height: 20'
Office: 1000 Sq. Ft.	Loading: (4) 9'x10' Dock Doors
Construction: Brick, Block & Metal	Skylights: Yes
Warehouse Heaters: Yes	Sprinkler: Yes
Yard Area: No	Parking: Off Street

Lease Price:	\$4,287.50 per mo. (\$6.86 psf) NET
2025-26 Insurance:	\$6,177.84 – ( \$514.82 per mo.) \$.82 psf
2024 Taxes :	\$4,673.79 – ( \$389.48 per mo.) \$.62 psf
CAM:	\$477.86 – (\$39.82 per mo.) \$.06 psf

**MONTHLY TOTAL: \$5,231.62**

Further Information: Randall Walker, SIOR  
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