

SPRING 2020

# The New Orleans Market News



Max J. Derbes, Inc.  
REALTORS



## Intracoastal Industrial Park For Sale or Lease

3201 EARHART DRIVE, HOUMA, LA

An industrial site of 36.2 (+/-) acres located on the Intracoastal Waterway; features three slips with over 3,000 LF of water frontage with 2,637 (+/-) feet of bulkhead & improvements; \$6,250,000.

■ Bryce French (504) 427-2090



## CBD Office Building For Sale

955 HOWARD AVENUE, NEW ORLEANS, LA

9,278 (+/-) s. f. two story office building on 10,252 (+/-) s. f. of land; high traffic high visibility prime CBD location; zoned CBD-5; includes 15 parking spots on 5,603 (+/-) s. f. of fenced land; \$2,690,000.

■ Bryce French (504) 427-2090



## Elmwood Manufacturing Facility For Sale or Lease

600 ELMWOOD PARK BOULEVARD, ELMWOOD BUSINESS PARK

Building comprised of 70,000 s. f. air-conditioned 1<sup>st</sup> floor production area; 13,500 s. f. 2-storied office area & an additional 60,000 s. f. (+/-) heavy duty mezzanine area; 2.37 acres (+/-) land area.

■ David B. Quinn, SIOR (504) 733-5981



## 66 Acre Interstate 10 Commercial Development Site

MALLETT ROAD FRONTING I-10, D'IBERVILLE, MS (METRO BILOXI MARKET)

2,500' frontage on I-10, +2,500' on Mallett Rd. extension; 2 Million s. f. retail adjacent at I-110 exit; great access off I-10 & nearby I-110; 80,000+ vpd on I-10; will subdivide; \$300,000 per acre (\$7.00 psf).

■ M. Peter Roy, CRRP (504) 452-2648 or Keith G. Henry, SIOR (504) 733-2299

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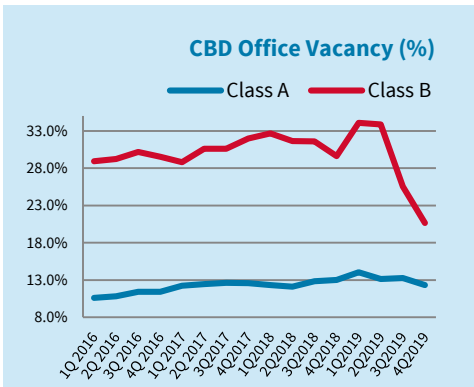
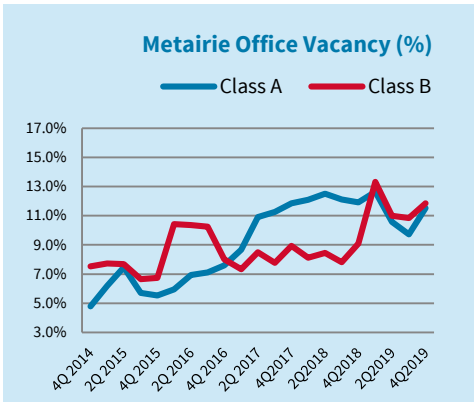
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5440 Mounes Street, Ste. 100  
Elmwood Business Park  
New Orleans, LA 70123

504.733.4555

# Office Market Trends



Conditions in the New Orleans office market improved to close out 2019. Continued consolidation of the Class B market in the CBD has proven to be the bright spot for all. Looking forward, uncertainty will reign as the impact of the ongoing coronavirus pandemic could perhaps have long-term effects on the demand for office space.

Conversion of two buildings in the Class B CBD market significantly improved vacancy in that sector, and will bolster prospects for Class A properties. Asking rental rates for both classes rose slightly year over year. Major announcements reported included Testronic opening its Video Game Testing Center in the Exchange Centre, creating 150 jobs. More recently, GE declared the first major CBD closure due to the economic downturn, saying it will layoff 100 employees and shutter its New Orleans Tech Center at Place St. Charles.

Metairie Class A and B asking rental rates are trending upward. The slight increase in vacancy is considered minimal in terms of overall inventory size. Transactions of note included the Class B tower at 3421 N. Causeway (125,000 sf) changing hands at the end of the first quarter. Other submarkets appear to benefit from current metrics, as Kenner and Elmwood buildings improved and James Business Park under new ownership landed two sizable tenants.

Entering 2020, an increasing trend for rental rates was expected in the coming years to keep pace with rising construction costs and expenses. The current uncertain climate clouds the future for office markets, in light of anticipated social distancing requirements in the workplace. Potential headwinds are significant impacts to the co-working shared workspace model and/or an overall reduction in demand as a result of increased remote working. On the positive side, additional space could be required to avoid crowding personnel and maintaining safety. Factoring in the unknowns at this time, the remainder of 2020 into next year is forecast as an adjustment period, as tenants deal with stabilizing their businesses and landlords attempt to maintain their hard-fought gains while keeping in compliance with their lenders.

## Key Lease Transactions

PROPERTY	SF	TENANT	TRANSACTION TYPE	SUBMARKET
Place St. Charles	49,000	Capital One	Renewal	CBD
One Lakeway	26,000	Herzing	New Lease	Metairie
2400 Veterans	15,000	Aetna Health Management	Renewal	Kenner
5525 Mounes	20,000	Laboratory Management Svcs	New Lease	Elmwood
100 James	30,000	Ochsner	New Lease	St. Charles

## Key Sale Transactions

PROPERTY	SF	SELLER	BUYER	SUBMARKET
3421 N. Causeway	125,000	Causeway Highrise Ltd Ptr	BWProperty 3421 LLC	Metairie
3500 Canal	20,700	Montagnet Properties	St. Vincent De Paul	Mid-City

# Office Properties



## Office Space For Lease

5201 WESTBANK EXPRESSWAY, MARRERO, LA

4-story building featuring renovated suites, excellent rates, onsite management, & ample parking; suites available from 310 - 3,811 s. f.; \$15.00-\$18.00 s. f., full service.

■ Bryce French (504) 427-2090



## CBD Office Space For Sublease

1100 POYDRAS STREET, NEW ORLEANS, LA

Suite 1285: 3,770 (+/-) s. f. of newly renovated space on the 12<sup>th</sup> floor; 6 offices with windows & 5 interior offices; reserved parking in the attached garage; \$15.50 per s. f. (expires Aug 31, 2026).

■ Bert Duvic, CCIM, SIOR (504) 733-4555



## Metairie Tower Sublease Opportunity

433 METAIRIE ROAD, STE. 520, METAIRIE, LA

3,500 to 5,000 s. f. office space available; open bullpen; includes 6 private offices; large conference room & break room; \$16.00-\$16.50 per s. f., full service (expires January 31, 2022).

■ Jimmy Newton, CCIM (504) 733-8581



## Metairie Office Suites For Lease

4532 WEST NAPOLEON AVENUE, METAIRIE, LA

350 - 1,920 s. f. office space available; high-traffic intersection of Clearview Parkway and W. Napoleon Avenue; easy access to I-10 and Veterans Blvd; \$18.50 s. f., gross.

■ Jack Quinn (504) 210-1349



## Metairie Office Building For Lease

718 PHOSPHOR AVENUE, METAIRIE, LA

1,650 s. f. freestanding office building with off-street parking lot; located less than a block off Veterans Blvd; features 4-6 offices, reception, & conference room; zoned C-2; \$24.00 per s. f., gross.

■ Jack Quinn (504) 210-1349



## Elmwood Office Space For Lease

5809 CITRUS BOULEVARD, ELMWOOD BUSINESS PARK

Suite 200: 1,250 s. f. second floor; great visibility and accessibility within Elmwood Business Park; \$1,535 per month, net of utilities.

■ Jack Quinn (504) 210-1349

# Office Properties



## Corporate Office/Warehouse For Sale

181 W. JAMES DRIVE, JAMES BUSINESS PARK

20,732 s. f. building with 15,257 s. f. office area; high end office finishes with 10' ceilings, 3-phase 2,000 amp electrical service & supplemental power system; M-1 Industrial (with restrictions); \$1,995,000.

■ Bert Duvic, CCIM, SIOR (504) 733-4555



## Medical Office Suite For Sublease

64026 HIGHWAY 434, STE. 100, LACOMBE, LA

Approx. 5,710 s. f. of medical office space on the first floor in good condition; adjacent to Ochsner, just north of I-12; sublease term expires May 31, 2024; \$12 per s. f. on a net lease basis.

■ Gerard E. Henry, SIOR (504) 733-4555



## Metairie Office Space For Lease

4732 SANFORD STREET, METAIRIE, LA

5,000 s. f. second floor office space with bullpen and perimeter office configuration; conveniently located in central Metairie; \$3,500 per month, gross.

■ Jimmy Newton, CCIM (504) 733-8581

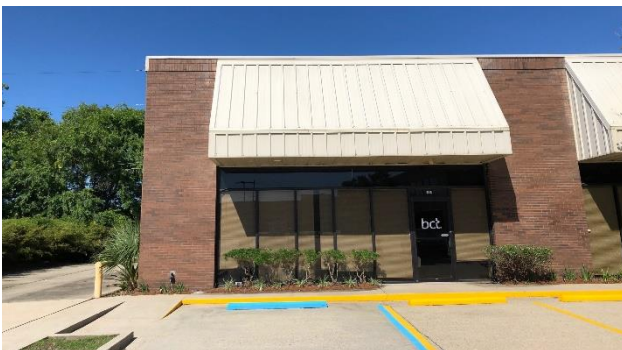


## Office Space For Lease

312 TIMESAVER AVENUE, ELMWOOD BUSINESS PARK

Up to 7,285 s. f. office space; subdivided from larger office warehouse facility; \$8.80 s. f., gross, plus janitorial.

■ Jack Quinn (504) 210-1349



## Elmwood Office Space For Sub-Lease

5440 MOUNES STREET, ELMWOOD BUSINESS PARK

Suite 114: 1,320 s. f. ground level service center suite consisting of 100% office space; available now (current lease runs through 05/31/2021); \$1,500 per month, gross.

■ Keith G. Henry, SIOR (504) 733-2299



## Elmwood Service Center Suites For Lease

5700 CITRUS BOULEVARD, ELMWOOD BUSINESS PARK

Class A service center suites with ample parking & Industrial (M-2) zoning; Suite A-4: 513 s. f. office space; \$450.00 per month, net. Suite B-1: 4,264 s. f. (+/-); \$2,842 per month, net.

■ Ben Derbes, CCIM (504) 733-6703

# Office Properties



## Metairie Office/Warehouse Complex For Sale

706, 710 & 712 PAPWORTH AVENUE, METAIRIE, LA

706 Papworth: 4,785 (+/-) s. f. office building with above average interior finish; \$685,000; 710 & 712 Papworth: 7,854 (+/-) s. f. office & warehouse are combined & built out for studio & office use; \$750,000.

■ Bryce French (504) 427-2090



## Office/Flex Space For Lease

1520 KUEBEL STREET, ELMWOOD BUSINESS PARK

Grade level flex-building with ample parking; Suites 1&2: 4,000 (+/-) s. f. with 3,000 s. f. office area; \$2,800 per month, net. Suites 4-6: 4,800 (+/-) s. f. with 4,200 (+/-) s. f. office area; \$3,800 per month, net.

■ Bert Duvic, CCIM, SIOR (504)733-4555



## Elmwood Office Suite For Lease/Building For Sale

5409/13 POWELL STREET, ELMWOOD BUSINESS PARK

Suite D: 875 s. f. renovated office suite; open floorplan; rear parking; \$750/mo, gross; 8,000 s. f. 2-story office/warehouse on 12,524 s. f. lot; configured for 6 tenants; ideal purchase for owner-occupant; \$575,000.

■ Keith G. Henry, SIOR (504) 733-2299



## Metairie Office For Sublease

3011 LAUSAT STREET, METAIRIE, LA

Great location off the corner of LaBarre Road; approx. 7,000 s. f. office area in good condition; \$9.50 per s. f., net lease basis; includes water, sewer & electrical but not prorata share of taxes, insurance & janitorial.

■ Gerard E. Henry, SIOR (504) 733-4555



## Elmwood Office Suites For Lease

408 COMMERCE POINT, ELMWOOD BUSINESS PARK

Attractive service center building in the heart of Elmwood; concrete block construction with brick and decorative wood façade; parking at suite entrance; Suite C: 1,100 s. f.; \$880.00 per month, gross.

■ Bryce French (504) 427-2090



## Metairie Office Space For Lease

2617 EDENBORN AVENUE, METAIRIE, LA

Prime Metairie location with convenient access to I-10, Veterans Blvd. and Causeway; Suite C: 1,680 s. f.; \$12.50 s. f., gross.

■ Bryce French (504) 427-2090

# Office/Retail Properties



## Uptown Retail/Office Space For Lease

3648 MAGAZINE STREET, NEW ORLEANS

This attractive retail or office property is located in the heart of the Magazine Street retail corridor; available space is 1,500 s. f.; HU-B1 zoning; \$4,250.00 per month/modified gross.

■ Ben Derbes, CCIM (504) 733-6703



## Metairie Office Space For Lease

3016 19th STREET, METAIRIE, LA

816 - 3,006 s. f. two story office building available; completely renovated; includes seven (7) private offices, two (2) breakrooms, four (4) restrooms; open areas and reception areas; \$15.50 per s. f., gross.

■ Jimmy Newton, CCIM (504) 733-8581



## Office Space For Lease

1155-57 EAGLE STREET, NEW ORLEANS, LA

825 (+/-) s. f. rear office suite available; two (2) private offices, an open work area, break area with sink and counter, storage and restrooms; zoned HU-MU; \$13.41 per s. f., gross.

■ Bryce French (504) 427-2090



## Prime St. Charles Ave. Site For Lease/Redevelopment

3401 SAINT CHARLES AVENUE (CORNER LOUISIANA AVE.), NEW ORLEANS, LA

14,324 s. f. ground floor retail space with 2nd floor for a total of 28,560 s. f.; adjacent site & building also available for total of up to 91,670 s. f.; HU-MU zoning; contact listing agent for further information & pricing.

■ Gerard E. Henry, SIOR (504) 733-4555 or M. Peter Roy (504) 452-2648



## Freestanding Restaurant Business With Real Estate For Sale

9310 US HWY. 49, GULFPORT, MS

32,622 s. f. site available; currently operating as Little Panda; kitchen equipment, POS systems, as well as dining room fixtures & seating included; highly visible & heavily trafficked; \$995,000.

■ M. Peter Roy, CRRP (504) 452-2648



## Elmwood Office Suites For Lease

5732 SALMEN STREET, ELMWOOD BUSINESS PARK

2,920 r. s. f. office space; private offices, conference room, large cubicle area, reception and showroom; 15 parking spaces; \$9.00 per s. f., annually on a net lease basis.

■ Bert Duvic, CCIM, SIOR (504) 733-4555

# Retail/Commercial Properties



## Juban Crossing Lifestyle Center Retail & Restaurant Sites

I-12 & JUBAN ROAD, DENHAM SPRINGS, LA

Pad sites for lease (and some for sale) at Juban Crossing and on the east side of Juban Road; \$1.50 - \$2.50 s. f. (for ground lease sites) per year.

■ M. Peter Roy, CRRP (504) 452-2648



## La Hwy 59 Near Interstate 12 Tract For Sale

LA-59 & INTERSTATE 12, MANDEVILLE, LA

40,075 s. f. commercially zoned tract ideal for retail, office or light industrial development; adjacent land available; \$488,000.

■ M. Peter Roy, CRRP (504) 452-2648



## Highly Visible Retail Space At Barataria & Lapalco

5003 LAPALCO BLVD., MARRERO, LA

15,000 s. f. space available; formerly Save-A-Lot Supermarket; great parking; traffic count of 36,550 vpd; \$14.00 per s. f., NNN.

■ M. Peter Roy, CRRP (504) 452-2648



## Colonial Country Club Commercial Parcels

JEFFERSON HIGHWAY, HARAHAN, LA

1 to 5 acres of prime commercially zoned real estate available for sale; possibilities for uses include supermarkets, restaurants, schools, medical, retail, & offices; \$20.00 per s. f.

■ M. Peter Roy, CRRP (504) 452-2648



## Metairie Retail/Office Space For Lease

7005 MAGNOLIA COURT STE. E, METAIRIE, LA

Suite E: 1,400 (+/-) contiguous s. f. retail/office space available immediately; just one block off of Veterans Blvd.; ample parking; C-2 zoning; \$13 per s. f. (modified gross).

■ Jack Quinn (504) 210-1349



## Prime Commercial Land For Sale

HIGHWAY 190, LACOMBE, LA

1 (+/-) acre commercial land available; features 201' frontage on Hwy. 190 and is located just west of its intersection with Transmitter Road; zoned NC-4, Neighborhood Institutional District; \$40,000.

■ Ben Derbes, CCIM (504) 733-6703

# Retail/Commercial Properties



## Slidell Development Site For Sale

WEST END BLVD., SLIDELL, LA

7.88 acres of land available; zoned PUD, multifamily development; attractive Lake Pontchartrain views and frontage with protected canal access; \$1,999,000.

■ Bert Duvic, CCIM, SIOR (504) 733-4555



## Multi-tenant Center w/ Restaurant & Retail Space For Lease

2165 E. GAUSE BLVD., SLIDELL, LA

1,200 – 2,800 s. f. available; great location on heavily traveled Gause Blvd., between I-10 & Military Rd., corner of Amber St.; ample parking; \$1,200 - \$2,566 per month, NNN (\$11.00 - \$12.00 per s. f.).

■ M. Peter Roy, CRRP (504) 452-2648



## Economical Lease Spaces At Donna Villa Shopping Center

9615-9661-9637 CHEF MENTEUR HWY, NEW ORLEANS, LA

Three lease spaces available ranging from 3,660 s. f. to 27,263 s. f.; all lease space features glass store fronts and an abundance of parking; \$5.50-\$8.00 per s. f., NNN.

■ M. Peter Roy, CRRP (504) 452-2648



## Westbank Commercial Space For Lease

403 BARATARIA BLVD., MARRERO, LA

2,596 s. f. single tenant building situated on 25,518 s. f. land area at the corner of Barataria Blvd. & 4<sup>th</sup> Street; ample parking; C-2 zoning; \$2,650 per month, modified gross.

■ Bryce French (504) 427-2090



## Kenner Retail Suite For Lease

3750 WILLIAMS BLVD., STE. 6, KENNER, LA

Suite 6: 1,200 s. f. (20'x 60') being an end space in a 4 tenant strip building; features: large display in front, walk-thru room, office with window & rear room with restroom/utility; \$1,000 per month, gross.

■ Keith G. Henry, SIOR (504) 733-2299



## Multi-Purpose Economical Space For Lease

4800-01 GENERAL MEYER, NEW ORLEANS (ALGIERS), LA

Very economical 7,000 – 15,000 s. f. lease space available; other national and regional companies on nearby General Meyer Ave; \$5.00 - \$7.00 s. f., gross (includes NNN charges).

■ M. Peter Roy, CRRP (504) 452-2648



# Retail/Commercial Properties



## Earhart Development Site For Sale

2431 CLIO STREET, NEW ORLEANS, LA

5,000 s. f. ground level warehouse with 1.28 acres of land; located in Louisiana Opportunity Zone; C-2 (Auto-Oriented Commercial District) zoning; \$25 per s. f. land area subject to survey.

■ Jimmy Newton, CCIM (504) 733-8581



## Prime Commercial Land For Sale

LA HIGHWAY 59, MANDEVILLE, LA

Two (2) lots totaling 5.1 acres with 261' frontage just north of LA Highway 1088 intersection; NC-4 zoning; strong income demographics & traffic count of 21,725 vpd; \$900,000.

■ Ben Derbes, CCIM (504) 733-6703



## Prime CBD Site For Sale or Lease

537 S. CLAIBORNE AVENUE, NEW ORLEANS, LA

Incredible location across the street from the Superdome at the busy intersection of Poydras & S. Claiborne; 7,000 s. f. two story building; 12,495 s. f. parcel; zoned H-I; \$10,000 per month, NNN or \$1,495,000.

■ Bryce French (504) 427-2090



## Commercial Lot For Sale or Lease

4802 WESTBANK EXPRESSWAY, MARRERO, LA

Parcel A: 18,000 (+/-) s. f. cleared land; Parcel B: 10,800 (+/-) s. f.; zoned C-2; Parcel A: \$2,670 per month or \$372,350; Parcel B: \$1,548 per month or \$148,936; contact listing agent for more details.

■ Bryce French (504) 427-2090

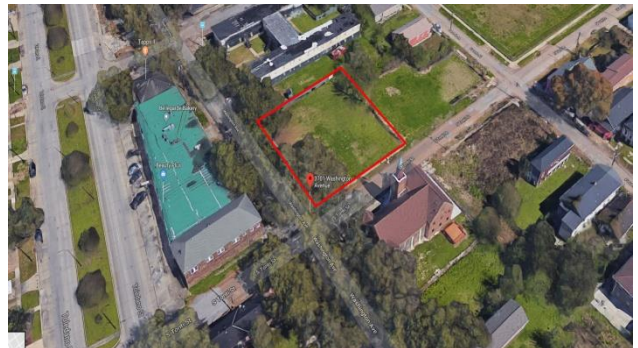


## Washington at Broad - Ground Lease or Build to Suit

4041 WASHINGTON AVENUE/1520 SOUTH WHITE STREET, NEW ORLEANS, LA

3,485 s. f. vacant land zoned MU-1, Medium Intensity Mixed Use; plus additional 7,290 s. f. land zoned C-1, one block to the rear; available for ground lease or build-to-suit; please contact agent for info/pricing.

■ Bryce French (504) 427-2090



## Central City Ground Lease or Build to Suit

3701-3705 WASHINGTON AVENUE, NEW ORLEANS, LA

13,289 s. f. vacant land available for ground lease or build-to-suit; HU-B1 zoning allowing residential, commercial, institutional, and open space uses; please contact listing agent for further information/pricing.

■ Bryce French (504) 427-2090

# Retail/Commercial Properties



## Metairie Retail Space For Sale or Lease

516 VETERANS BOULEVARD, METAIRIE, LA

11,628 s. f. retail building with 7,800 s. f. recently renovated retail/showroom for lease; pylon signage available; 31 parking spaces; traffic count 27,200 eastbound vpd; \$1,800,000 or \$13.75 s. f., net.

■ Jimmy Newton, CCIM (504) 733-8581



## Drug Store Anchored Retail or Office Space For Lease

8231 JEFFERSON HIGHWAY, HARRAHAN, LA

Two 1,104 s. f. spaces available on heavily traveled Jefferson Hwy; one features a reception area, separate rooms, meeting space & storage; \$18.00 per s. f., NNN.

■ M. Peter Roy, CRRP (504) 452-2648



## Elmwood Citrus Palms Retail Suite For Lease

5608 CITRUS BOULEVARD, HARRAHAN, LA

Suite E: 3,000 s. f. (+/-) of retail/restaurant space; located in the heart of Elmwood Business Park; ample parking; building is of concrete, stucco, and glass construction; commercial zoning; \$3,750 per month, net.

■ Ben Derbes, CCIM (504) 733-6703



## Napoleon Plaza Retail Suites For Lease

4949-53 W. NAPOLEON AVENUE, METAIRIE, LA

1,500, 2,100 or 3,600 s. f. retail suites available in 2 ground level retail buildings, presently configured into twelve separate suites; located near Transcontinental Drive; \$1,750 - \$2,450 per month, gross.

■ Keith G. Henry, SIOR (504) 733-2299



## Mandeville Retail Space For Lease

5200 HIGHWAY 22, MANDEVILLE, LA

Attractive retail property along a major thoroughfare in Mandeville, LA. Suites 2 & 3: 2,400 s. f.; ample parking; \$1,975 per month, gross.

■ Ben Derbes, CCIM (504) 733-6703



## Commercial Building On Mississippi Coast For Lease

360 BEACH BLVD., GULFPORT, MS

12,433 s. f. free-standing commercial space available; located at the signalized corner of U.S. Hwy. 90 and Courthouse Road in Gulfport; ideal for a multitude of commercial uses; \$8.00 per s. f., NNN.

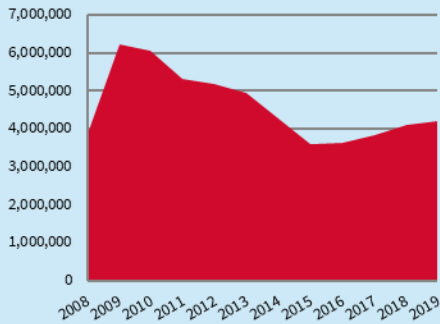
■ M. Peter Roy, CRRP (504) 452-2648

# Industrial Market Trends



Max J. Derbes, Inc.  
REALTORS

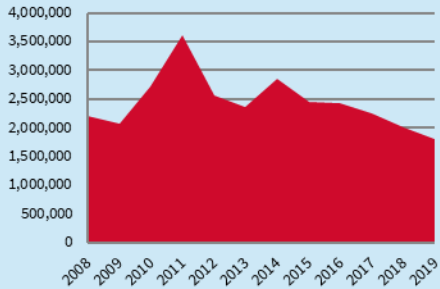
### Available Industrial (S.F.)



The market for industrial space in New Orleans metro area moved very little in 2019, with a lack of any significant demand catalyst or addition of new supply keeping the market in a holding pattern for the period. Entering 2020, effects of the ongoing coronavirus pandemic and associated economic shutdown have yet to fully manifest and will determine the course for the coming months.

Total available industrial space continued to gradually increase from 4,110,000 sf at year-end 2018 to 4,190,000 sf at the close of 2019. Much of the available building stock is older with significant obsolescence, creating strong demand for functional properties. New sales and leasing activity fell to 1.8 million square feet, one of the lowest readings in recent history; however, not included in these transactions is notable investment activity including the investment sales of the 102,000 sf Jefferson Business Center service center complex in Elmwood Business Park and two fully leased James Business Park distribution centers totaling 300,000 sf.

### Industrial Activity (S.F.)



Activity including new construction and expansion continues to migrate further north of New Orleans as Medline plans an 800,000 sf distribution center along I-12 in Covington, while 80,000 sf is planned at Northpointe Business Park off I-12 at Highway 1077 and another 60,000 sf is proposed at Highway 59. Another 100,000 sf manufacturing/distribution facility is presently being completed in Hammond. To the west, new development is underway at Plantation Business Campus and Esperanza Business Park, both at the Mississippi River crossing of Interstate 310.

First quarter 2020 was off to a strong start, with available space declining slightly, until the economic shutdown caused by government-imposed stay-at-home orders. While severe economic impacts have certainly occurred, our industrial market forecast sees any short-term negative effects ultimately countered by business innovation and increased demand for distribution warehousing to support the explosion in e-commerce.

## Key Sale Transactions

PROPERTY	SF	SELLER	BUYER	SUBMARKET
310 James Drive East	253,600	Sealy SW New Orleans LLC	G & I X Industrial New Orleans LLC	St. Charles
150 Widgeon	49,800	Sealy SBC III LLC	G & I X Industrial New Orleans LLC	St. Charles
520/524 Elmwood Park	102,000	LVP 520 Elmwood Park LLC	Galvanized R. E. LLC	Elmwood
101 Alpha	45,265	Mondelez Global	101 Alpha LLC	St. Charles
42391 S. Airport	60,000	RVG Properties LLC	Hudson Industrial Park LLC	Hammond

## Key Lease Transactions

PROPERTY	SF	TENANT	TRANSACTION TYPE	SUBMARKET
600 Edwards	167,541	Meyers Warehouse	New Lease	Elmwood
150 Riverbend	36,000	Rexel USA	New Lease	St. Charles

# Industrial Properties



## Large Uptown Warehouse For Sale or Lease

500 LOUISIANA AVENUE, NEW ORLEANS, LA

295,316 s. f. (+/-) dock level, masonry warehouse building divided into 9 sections ranging from 23,731 to 52,147 s. f.; MU-1 zoning; lease rate: \$4.50 s. f., net (all or part). No official asking price on sale basis.

■ David B. Quinn, SIOR (504) 733-5981



## Mississippi River Industrial Tract For Sale

21215 HWY. 23, PORT SULPHUR, LA

1,656 (+/-) LF of deep draft Mississippi River frontage; 976 (+/-) acres within levee protection & an additional 455 (+/-) outside of levee protection which can be used as industrial buffer; \$21,063,360.

■ Bryce French (504) 427-2090



## Large Crane-Served Fabrication Facility For Sale

3310 PORT & HARBOR DRIVE, PEARLINGTON, MS

72,000 s. f. heavy fabrication facility served by 8 overhead cranes (5-10 ton capacity); 10-ton exterior gantry crane; two 2,400 s. f. office areas; 9.69 acres; rail adjacent & water access nearby; \$2,650,000.

■ David B. Quinn, SIOR (504) 733-5981 (co-listed with NAI Sawyer)



## River Road Complex For Sublease

4955 RIVER ROAD, JEFFERSON, LA

58,490 s. f. (+/-) total building area in 4 buildings; M-1 Industrial (downriver side of tract) & M-2 Industrial (upriver side of tract); term through Feb 21, 2024 (two 5 year rental options); \$14,000/month, net.

■ David B. Quinn, SIOR (504) 733-5981



## Large Warehouse Space For Lease-REDUCED

600 ST. GEORGE AVENUE, JEFFERSON, LA

Up to 69,195 s. f. office/warehouse; fully sprinklered; 12' wide covered loading dock; may subdivide; owner may consider redevelopment or build-to-suit projects on 21.6 acre site; \$2.85 s. f., net.

■ David B. Quinn, SIOR (504) 733-5981



## Office/Warehouse For Sale or Lease

2063 PAXTON STREET, HARVEY, LA

22,628 (+/-) s. f. crane serviced building with climate controlled warehouse; features 13,195 (+/-) s. f. warehouse & 9,102 (+/-) s. f. office; zoned C-2; \$14,124.50 per month, NNN or \$1,250,000.

■ Bryce French (504) 427-2090

# Industrial Properties



## Distribution/Manufacturing Facility For Sale or Lease

1744 SOUTH LANE, MANDEVILLE, LA

35,656 s. f. including 2,139 s. f. of office area on 2.53 acres of land; M-2 Intermediate Industrial District zoning; double truckwells, two 14' x 14' ground level doors; 24' eave height; \$2,100,000 or \$4.88 s. f. (NNN).

■ Ben Derbes, CCIM (504) 733-6703



## Cold & Dry Warehouse For Sale or Lease

134 BROOKHOLLOW ESPLANADE, JEFFERSON PARISH, LA

Refrigerated & dry storage, dock height industrial facility including 1,472 s. f. office; 8,919 s. f. cooler/freezer & processing area; 2,781 s. f. high bay dry storage; \$13,160 per month, net or \$1,599,000.

■ David B. Quinn, SIOR (504) 733-5981



## Elmwood Distribution Warehouse For Lease

700 EDWARDS AVENUE, ELMWOOD BUSINESS PARK

53,200 (+/-) s. f. dock height, high cube sprinklered warehouse space; covered loading dock; 20' - 23' clear height; \$4.50 s. f., gross.

■ David B. Quinn, SIOR (504) 733-5981



## Elmwood Office/Warehouse For Lease

1021 AL DAVIS ROAD NORTH, ELMWOOD BUSINESS PARK

11,600 (+/-) s. f. ground level masonry & metal warehouse; 750 (+/-) s. f. office space; 25,000 (+/-) hard surfaced yard; ground level loading via three 10' x 14' overhead doors; M-1 zoning; \$8,000 per month, net.

■ Gerard E. Henry, SIOR (504) 733-4555



## Large Warehouse For Sublease-Lower Garden District

600 MARKET STREET, NEW ORLEANS, LA

Up to 50,000 s. f. (+/-), ground level steel & metal warehouse building; fully sprinklered; MU-2 zoning; sublease term through December 14, 2022; \$4.50 s. f., net. (may consider subleasing less than total area).

■ David B. Quinn, SIOR (504) 733-5981



## Elmwood Land Parcel For Sale

700 BLOCK AL DAVIS ROAD SOUTH, ELMWOOD BUSINESS PARK

Two lots comprising 36,284.55 s. f.; lots 12A (18,492.07 s. f.) and 13A (17,792.48 s. f.); M-1 (Light Industrial) zoning; \$18.00 per s. f. or \$650,000 for both lots.

■ Gerard E. Henry, SIOR (504) 733-4555

# Industrial Properties



## Elmwood Office/Warehouse For Sale

1401 KUEBEL STREET, ELMWOOD BUSINESS PARK

6,500 s. f. on first floor and additional 1,500 s. f. on the second floor; 3,000 s. f. office area; building in excellent condition; zoned M-1; ground level loading via two 10' x 12' overhead doors; \$695,000.

■ Gerard E. Henry, SIOR (504) 733-4555



## Industrial Site With River Batture For Sale For Sale

9991 STATE HWY 23, BELLE CHASSE, LA

9.5 acre site consisting of 4.26 acres of non-waterfront industrial land and 5.24 acres of river batture with 1,032' (+/-) of river frontage; includes protection levee area of 3.32 acres; zoned I-3; \$989,000.

■ Keith G. Henry, SIOR (504) 733-2299



## Marine Industrial Site For Lease

6797-6803 BAYOU BLACK DRIVE, GIBSON, LA

47.1 (+/-) acres are developable land; 34 (+/-) acres of compacted limestone yard; 28,500 (+/-) s. f. of concrete work slabs; H-I zoning; 900' (+/-) bulkhead; \$20,000 per month, NNN.

■ Bryce French (504) 427-2090



## St. Tammany Industrial Land For Sale

KRENTEL ROAD, LACOMBE, LA

9.183 acres of dry developable land at Highway 434, just north of Interstate 12; I-2, Industrial zoning; \$2.00 per s. f.

■ Bert Duvic, CCIM, SIOR (504) 733-4555



## Elmwood Service Center Suite For Lease

1301 EDWARDS AVENUE, STE. B, ELMWOOD BUSINESS PARK

3,000 s. f. ground level suite containing 880 (+/-) s. f. of office area, mezzanine above for light storage; one ground level 12'x14' overhead door in front; \$2,250 per month, gross.

■ Keith G. Henry, SIOR (504) 733-2299



## Elmwood Office/Warehouse For Lease

509 AL DAVIS ROAD SOUTH, STE. B, ELMWOOD BUSINESS PARK

6,000 s. f. available with 1,250 s. f. office space; dock height via one (1) truckwell & ground level via one (1) 10' x 14' overhead door; 20' eave height; M-1 zoning (Light Industrial); \$3,750 per month, net.

■ Gerard E. Henry, SIOR (504) 733-4555

# Industrial Properties



## Westbank Office/Warehouse For Lease

528 COHEN STREET, MARRERO, LA

10,146 s. f. (+/-) building with great access to the Westbank Expressway; up to 5,000 s. f. (+/-) office space and 5,145 (+/-) s. f. warehouse; C-2 zoning; \$4,227.50 per month (\$5.00 per s. f.), NNN.

■ Bryce French (504) 427-2090



## Tangipahoa Parish Development Site For Sale

1500 INDUSTRIAL PARK ROAD, HAMMOND, LA

17.01 (+/-) acres located adjacent to the Hammond airport on the corner of West Shelton Rd. & Industrial Park Rd; ½ of the site is cleared for development; unregulated zoning; \$900,000 (\$1.22/s. f.).

■ Bert Duvic, CCIM, SIOR (504) 733-4555



## Prime Elmwood Lot For Sale

1300 DISTRIBUTORS ROW, ELMWOOD BUSINESS PARK

Two (2) lots comprising of 18,600 s. f. (120' x 155'); lots are presently paved for parking, but there is no ingress/egress to street currently; M-2 (Light Industrial) zoning; \$425,000 (lots will not be sold separately).

■ Bert Duvic, CCIM, SIOR (504) 733-4555



## Elmwood Office/Warehouse For Sublease

6200 HUMPHREYS STREET, SUITE J, ELMWOOD BUSINESS PARK

14,000 (+/-) s. f. with 2,000 (+/-) s. f. office area; office area is detached from the warehouse; fenced yard; 22' eave, dock high loading, shared use of ramp to grade; \$4.50 per s. f., NNN.

■ Bert Duvic, CCIM, SIOR (504) 733-4555



## Storage/Distribution Building For Lease

2 SCHENKERS DRIVE, KENNER, LA

43,500 (+/-) s. f. with 6,680 (+/-) s. f. office areas; 24' eave with 30' peak; 12 covered overhead doors, double recessed dock; H-I zoning; \$4.00 - \$6.00 per s. f., net (available in 90 days).

■ Bert Duvic, CCIM, SIOR (504) 733-4555



## Elmwood Service Center Suites For Lease

1305 DISTRIBUTORS ROW, ELMWOOD BUSINESS PARK

Three suites available: Ste. D-H: 6,250 s. f.; Ste. I: 1,750 s. f.; Ste. J: 1,400 s. f. (suites I & J can be combined for 3,150 s. f.); \$11.00 s. f., gross.

■ Bryce French (504) 427-2090

# Industrial Properties



## Climate Controlled Industrial Building For Lease

10016 RIVER ROAD, SAINT ROSE, LA

Approximately 38,856 s. f. modern office & industrial facility including 8,000 s. f. (+/-) of 2-storied office area; zoned M-1; temperature controlled warehouse; \$5.50 per s. f., net (entire building).

■ David B. Quinn, SIOR (504) 733-5981



## Climate Controlled Warehouse For Lease

1751 AIRLINE DRIVE, METAIRIE, LA

27,357 s. f. sprinklered office/warehouse on 2 floors; 1<sup>st</sup> floor 11,181 s. f. with 14' eave; 2<sup>nd</sup> floor 16,176 s. f. climate controlled with 24' eave; four docks; \$4.95 s. f., net.

■ Ben Derbes, CCIM (504) 733-6703



## Kenner Office/Warehouse For Lease

940 INDUSTRY ROAD, BLDG. A, KENNER, LA

19,817 s. f. space comprised 7,000 s. f. (+/-) of office with 750 s. f. storage & 12,817 s. f. warehouse; dock height loading via three (3) overhead doors; 20' (+/-) eave; \$6,250 per month, gross.

■ David B. Quinn, SIOR (504) 733-5981



## Kenner Office/Warehouse For Lease

2735 VIRGINIA STREET, KENNER, LA

Suite D: 2,250 s. f. including 360 s. f. office; ground level loading via 12' x 14' overhead door; situated on first block off Veterans Blvd.; \$1,250 per month, gross.

■ Keith G. Henry, SIOR (504) 733-2299



## Hammond Office/Warehouse Space For Lease

116 ROBINHOOD DRIVE, HAMMOND, LA

2,925 s. f. A/C office/warehouse space; ground level loading; 14' eave height; 18' ceiling height; zoned C-3; please contact listing agent for pricing/further information.

■ Jack Quinn (504) 210-1349



## Elmwood Office/Warehouse Suites For Lease

5612 JENSEN STREET, ELMWOOD INDUSTRIAL PARK

Suite E/F: 7,200 (+/-) s. f.; Suite J: 3,600 (+/-) s. f.; 18' clear eave; zoned M-2; Suite E/F: \$4,050 per month on a gross lease basis; Suite J: \$2,025 per month on a gross lease basis.

■ Bryce French (504) 427-2090



# Industrial Properties



## Open Warehouse For Sale or Lease

1212 FIRST AVENUE, HARVEY, LA

35,000 s. f. open sided warehouse with 500 s. f. offices; partially paved foundation; 21' ceilings; up to 4 fenced acres; owner will negotiate improvements; \$1,675,440 or \$2.50 s. f., gross.

■ Bryce French (504) 427-2090



## Industrial Building With Yard For Lease

903 MARIA STREET, KENNER, LA

5,400 s. f. building with 600 s. f. designated office area; the site is 40,000 s. f. fenced with drive-in gate access & partially paved; L-I (Light Industrial) zoning; \$4,500 per month, gross.

■ Ben Derbes, CCIM (504) 733-6703



## Office Building With Warehouse For Lease

160 BROOKHOLLOW ESPLANADE, ELMWOOD, LA

6,060 s. f. office warehouse building with large yard, including 3,500 s. f. office build-out with high-end finishes; one 8' x 8' ground level door; \$5,000 per month, (\$10.00 PSF) NNN.

■ Bert Duvic, CCIM, SIOR (504) 733-4555



## Large Industrial Tract For Sale

RIVER ROAD AT KLEIN STREET, WESTWEGO, LA

46.4 acres (+/-) of mostly cleared industrial land forming the corner of River Road & Klein Lane; 1,957' (+/-) of frontage on River Road; \$1,495,000 (\$.73 per s. f.).

■ David B. Quinn, SIOR (504) 733-5981



## Office/Warehouse Suite For Lease

1101 HUEY P. LONG AVE., GRETNA, LA

Suite B: 1,400 s. f. office warehouse; located at the corner of the Huey P. Long Ave. and 11<sup>th</sup> street; rear unit with access with 11<sup>th</sup> street; one 12' x 14' overhead door; C-1 zoning; \$1,800 per month (full service).

■ Jack Quinn (504) 210-1349



## Hammond Industrial Land For Sale

47177 CONRAD ANDERSON ROAD, HAMMOND, LA

3.5 (+/-) acres cleared industrial land located in Hammond Industrial Park just north of Hammond Northshore Regional Airport and US Hwy; I-L, Light Industrial zoning; \$1.50 s. f., subject to survey.

■ Jimmy Newton, CCIM (504) 733-8581

# Industrial Properties



## New Orleans East Office Warehouse With Yard For Sale

13201 OLD GENTILLY ROAD, NEW ORLEANS, LA

Approx. 73,700 s. f. of office and warehouse area in several buildings situated on 45.042 acres of land area which is approx. 70% hard surfaced; BIP zoning; \$2,900,000.

■ Gerard E. Henry, SIOR (504) 733-4555



## Office/Warehouse For Sale

10836 CHEF MENTEUR HIGHWAY, NEW ORLEANS, LA

14,000 (+/-) s. f. office/warehouse facility including 1,800 (+/-) s. f. office & 12,200 s. f. warehouse; BIP zoning; one 8'x10' truckwell overhead door & one 12'x14' grade level overhead door; \$420,000.

■ David B. Quinn, SIOR (504) 733-5981



## Office/Warehouse For Sale or Lease

1201 24th STREET, KENNER, LA

7,800 s. f. building area including 1,800 (+/-) s. f. office/showroom & 1,000 (+/-) s. f. lab area; ground level via two 12'x14' roll-up doors; 16' eave; zoned H-I; \$4,000 per month, net or \$575,000.

■ Bert Duvic, CCIM, SIOR (504) 733-4555



## Under Construction Office/Warehouse For Lease

135 W. ACCESS ROAD, KENNER, LA

5,900 s. f. with 600 s. f. of office space; build to suit office space; zoned H-I; one (1) 14'x14' ground level door & four (4) 10'x14' dock high doors; available mid 2020; \$5,500 per month, net.

■ Ben Derbes, CCIM (504) 733-6703



## Kenner Office/Warehouse For Lease

226 23rd STREET, KENNER, LA

Unit 6&7: 4,000 s. f. warehouse space with 200 s. f. office; ground level loading via two 10'x14' overhead doors; zoned L-I (Light Industrial); \$1,800 per month on a gross lease basis.

■ Jimmy Newton, CCIM (504) 733-8581



## Office/Warehouse For Lease

5616 SALMEN STREET STE. B&C, ELMWOOD INDUSTRIAL PARK

5,440 s. f. office/showroom suite including 856 s. f. (+/-) office; one 12'x14' ground level overhead door; 18' side eaves; off street parking for 6 cars; powered ventilation fans in roof; \$2,833.33 per month, net.

■ David B. Quinn, SIOR (504) 733-5981

# Industrial Properties



## Airport Industrial Park Lot For Sale

921 INDUSTRY ROAD, KENNER, LA

Lot 11-B available; 46,483.33 s. f. (+/-) with 134.02' on Industry Road/134.28' rear & 342.21'/350.55' depths; zoned H-I; completely fenced; \$350,000.

■ David B. Quinn, SIOR (504) 733-5981



## Kenner Office/Warehouse For Sale or Lease

109 THIRD STREET, KENNER, LA

Approx. 19,500 s. f. ground level office/warehouse, of which approx. 1,585 s. f. is office space; one 18'x18' overhead door; 21'6" eave & 24'3" center clear; zoned S-I; \$3.60 per s. f., NNN or \$750,000.

■ Jack Quinn (504) 210-1349



## Office Warehouse For Lease

2050 POYDRAS STREET, NEW ORLEANS, LA

7,800 s. f. of office & warehouse area; 2,480 s. f. configured as large open showroom & one office; ground level loading via two (2) overhead doors; L-I zoning.

■ Bert Duvic, CCIM, SIOR (504) 733-4555



## Office/Warehouse For Lease

264 HARBOR CIRCLE, STE. A, NEW ORLEANS, LA

Suite A: 10,000 s. f. warehouse with 2,200 (+/-) office area; ground level metal warehouse with 16' eave height; four (4) 12' x 14' overhead doors & ample parking; zoned H-I; \$3,950.00 per month, gross.

■ Ben Derbes, CCIM (504) 733-6703



## Kenner Industrial Building For Lease

1824 9th STREET, KENNER, LA

5,000 (+/-) s. f. of which 800 s. f. is office area (60' x 80' plus annexed office); building is ground level metal construction with 14' eave height & one 10' x 10' sliding door; S-I zoning; \$2,200 per month, gross.

■ Ben Derbes, CCIM (504) 733-6703



## Office/Warehouse Suite For Lease

10 W. ACCESS ROAD, STE. C, KENNER, LA

4,700 sq. ft. (+/-) suite with 1,700 s. f. office area; 20' eaves; ample truck court & fenced parking; zoned H-I; available March 1, 2020; \$3,350 per month, net.

■ Ben Derbes, CCIM (504) 733-6703

# Max J. Derbes, Inc.

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Principal



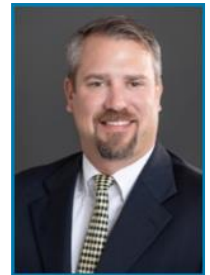
**Gerard E. Henry, SIOR**  
Principal



**Keith G. Henry, SIOR**



**Bert Duvic, CCIM, SIOR**



**Ben Derbes, CCIM**



**Jimmy Newton, CCIM**



**Jack T. Quinn**



**Bryce French**



**M. Peter Roy, CRRP**



**Nicole Guidry**  
Property Manager

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