

## FOR LEASE – NEW CONSTRUCTION ELMWOOD OFFICE/WAREHOUSE



**ADDRESS:** 5600 Salmen Street (behind Palace Theatre)  
Jefferson, LA 70123

**BUILDING AREA:** 10,500 to 21,000 sq. ft. of concrete tilt up office/warehouse.

**OFFICE AREA:** 2,400 sq. ft. existing or build-to-suit

**LOADING:** Dock height via double truck well  
Ground level via two (2) 12' x 14' overhead doors

**ZONING:** Industrial (M-2)

**EAVE HEIGHT:** 20' feet clear to 27'

**LEASE RATE:** ~~\$8.25~~ ~~\$7.50~~ **\$6.95** per square foot, net **REDUCED**

**AVAILABLE:** Immediately

**LISTED BY:** Ben Derbes  
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**MAX J. DERBES, INC.**  
REALTORS ■

