

# FOR LEASE



<b><u>ADDRESS:</u></b>	2603 L & A Road Metairie, LA 70001
<b><u>BUILDING AREA:</u></b>	<b>37,546 square feet</b> of concrete tilt-up construction distribution space
<b><u>OFFICE AREA:</u></b>	1,200 square feet of newly constructed office area.
<b><u>LAND AREA:</u></b>	Up to 2 acres available adjacent to the building.
<b><u>LEASE RATE:</u></b>	\$6.00 per sq. ft. on a net lease basis
<b><u>ZONING:</u></b>	M-1, Light Industrial
<b><u>SPRINKLERED:</u></b>	The building contains a full sprinkler system
<b><u>EAVE HEIGHT:</u></b>	21'5" to 23'
<b><u>LOADING:</u></b>	Dock height or ground level which can be installed in various locations.
<b><u>CONTACT:</u></b>	<b>Gerard E. Henry, SIOR</b> Max J. Derbes, Inc. 5440 Mounes Street, Ste 100 New Orleans, LA 70123 504/733-5985 (direct line) 504/733-5518 (fax line) 888/385-4949 email: <a href="mailto:gerard@maxderbes.com">gerard@maxderbes.com</a>

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**MAX J. DERBES, INC.**  
REALTORS ■

