

49,800 SF WAREHOUSE FOR LEASE

150 WIDGEON DRIVE
ST. ROSE, LOUISIANA 70087

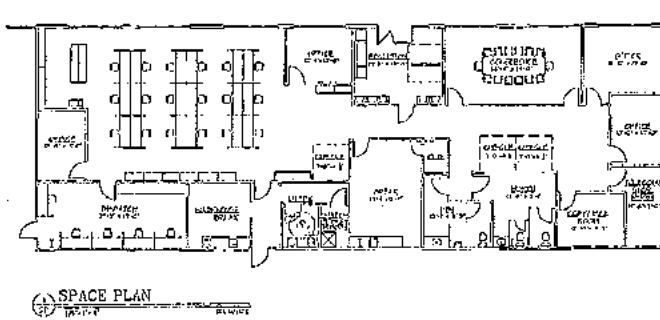
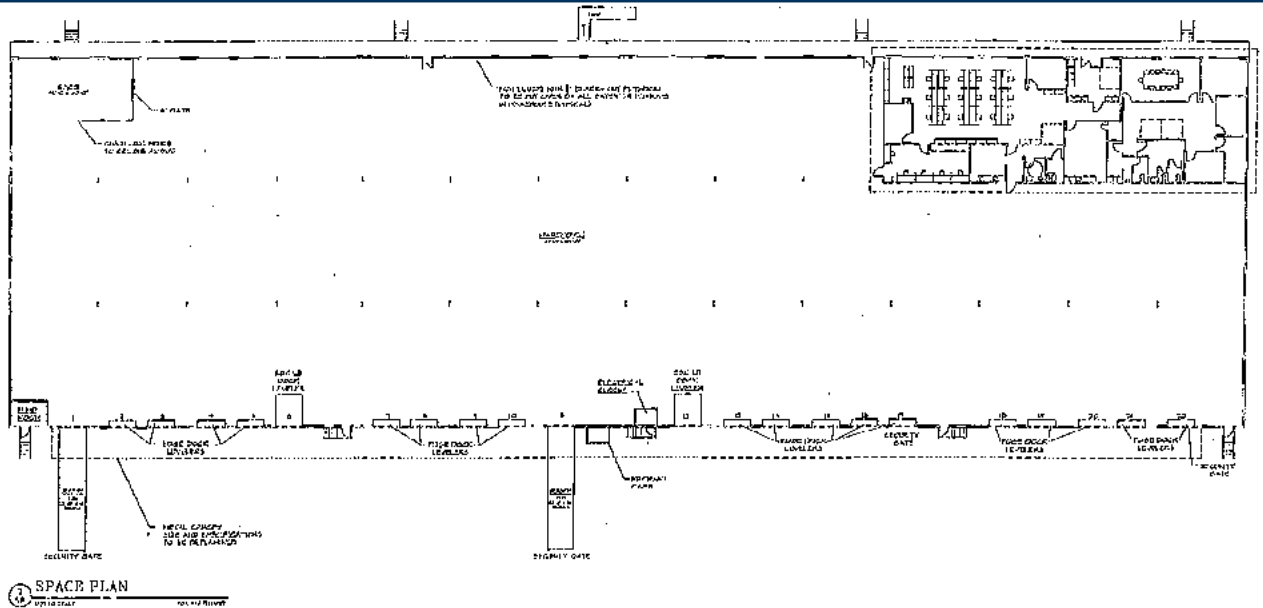
SEALY BUSINESS CENTER III is located in James Business Park, one of the area's premier corporate addresses. Located on Widgeon Drive just off Airline Drive (Highway 61), Sealy Business Center III is easily accessible to I-10 and I-310. Sealy's record of leadership in industrial property management and leasing ensures high standards and the best environment for tenants. This building features 49,800 square feet of office/warehouse space including 5,000 square feet of office. Situated in a highly visible, professionally landscaped environment, adjacent to the New Orleans International Airport, the building offers large windowed office fronts, 18-foot clear ceiling height, 20 4-ft dock high loading positions, 2 grade level ramps and exterior tenant signage.



SEALY AND COMPANY
150 JAMES DRIVE EAST, SUITE 140
ST. ROSE, LA 70087
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PROPERTY OVERVIEW



CATYLIST ID: #29738692

Equipped with modern security lighting and a Class IV fire sprinkler protection system, Sealy Business Center III is part of Sealy & Company's Southeast Louisiana management portfolio of office, service center and warehouse space.

- Tilt-Wall Concrete Panels
- 18' Clear Ceiling Height
- 114 Unreserved Spaces
- Class IV Sprinkler System
- 277/480 Volt, 3 phase
- 400 Watt Metal Halide Hi-Bay



All information set forth in this brochure has been obtained from the Owner and its representatives, personal observation and/or sources, which are deemed reliable. Sealy & Company, LLC has no reason to doubt its accuracy, but does not guarantee it, nor are there any representations or warranties, expressed or implied, in this brochure. Information contained herein is subject to change or withdrawal without notice.



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