# **Class A Distribution Space** 115 Canvasback Dr, Saint Rose, LA 70087

Listing ID: Status: Property Type: Industrial Type: Contiguous Space: Total Available: Lease Rate: Base Monthly Rent: Lease Type: 30712216 Active Industrial For Lease Cold Storage, Flex Space 25,440 SF 25,440 SF \$7 PSF (Annual) \$14,840 NNN

### **Overview/Comments**

Rare opportunity to lease Class A distribution space at 115 Canvasback Drive.

- 25,440 SF Total
- 4,538 SF Office
- 20,902 SF Warehouse
- 8 Loading Docks
- 20' Clear Height
- Class IV Sprinkler
- Ample Parking

This building features 64,750 square feet of office/warehouse space with flexible floor plans. Situated in a highly visible, professionally landscaped business park, adjacent to the Louis Armstrong New Orleans International Airport. The building offers large windowed office fronts, 20-foot clear ceiling height, Class IV fire suppression system, 4-foot dock loading, and exterior tenant signage.

James Business Park is a 200+ acre master planned development that is home to many of the markets top corporate tenants. The park is located approximately 1 mile west of the Louis Armstrong New Orleans International Airport, 2 miles east of Interstate 310, 4 miles from Interstate 10, and 5.5 miles from Elmwood Business Park (via Airline Hwy). The prime location provides easy access to major freeways, hotels, restaurants, banks, and other service suppliers.

James Business Park is the area's premier industrial development, featuring the most modern buildings and highest quality management. With two on-site managers, three dedicated maintenance personnel, and roving security, the buildings at James Business park provide a level of service above anything else in the market.

#### **General Information**

Tax ID/APN:	5524012004-A	Gross Building Area:	64,750 SF
Zoning:	M1	Land Area:	2.75 Acres

Industrial Type Cold Storage, Flex Space, Food Processing, Free-Standing, Industrial-Business Park, Manufacturing, Mixed Use, Light Industrial, Net Leased, Office Showroom, Research & Development, Self Storage, Truck Terminal, Warehouse/Distribution, Other



#### **More Information Online**

https://www.lacdb.com//listing/30712216

#### **QR** Code

Scan this image with your mobile device:



## **Available Space**

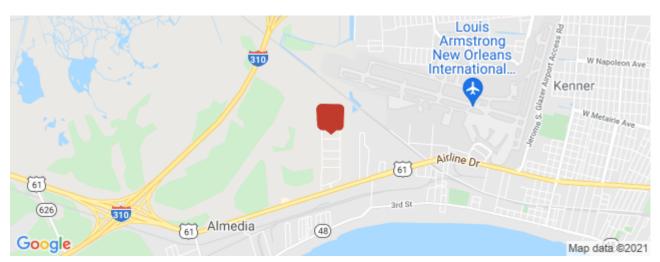
Suite/Unit Number:	100	Space Description:	Suite 100 consists of 4,538 SF of office space and
Space Available:	25,440 SF		20,902 SF of warehouse space.
Minimum Divisible:	25,440 SF	Space Type:	Relet
Maximum Contiguous:	25,440 SF	Date Available:	03/03/2021
Space Subcategory 1:	Warehouse/Distribution	Lease Rate:	\$7 PSF (Annual)
Space Subcategory 2:	Industrial-Business Park	Lease Type:	NNN
		Parking Spaces:	0

## **Building Related**

Tenancy:Multiple TenantsPassenger Elevators:0Freight Elevators:0

## Location

Address:	115 Canvasback Dr, Saint Rose, LA 70087	MSA:	New Orleans-Metairie
County:	Saint Charles	Submarket:	St Charles Parish



## **Property Images**





Screen Shot 2021-03-03 at 1.01.09 PM

Screen Shot 2021-03-03 at 1.01.00 PM



Screen Shot 2021-03-03 at 1.01.19 PM

## **Property Contacts**



Leon Audibert Property One Inc New Orleans 504-681-3400 [0] leon@propertyone.com



Matt Taylor Property One Inc New Orleans 504-681-3400 [O] matt.taylor@property-one.com