

Class A Distribution Space

115 Canvasback Dr, Saint Rose, LA 70087



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

More Information Online

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

QR Code

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General Information

Tax ID/APN: 5524012004-A
 Zoning: M1

Gross Building Area: 64,750 SF
 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

Available Space

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

Building Related

Tenancy:	Multiple Tenants
Passenger Elevators:	0
Freight 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 1.01.00 PM



Screen Shot 2021-03-03 at 1.01.09 PM



Screen Shot 2021-03-03 at 1.01.19 PM

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