



LGD OFFICE/WAREHOUSE FOR LEASE



THE
MCENERY
COMPANY

810 UNION STREET, NEW ORLEANS, LA 70112
504-274-2701 | MCENERYCO.COM



OFFERING OVERVIEW

Location Overview: Orange at St. Thomas Street in the Lower Garden District of New Orleans, L.A. Excellent location and immediately proximate to Uptown/CBD/Port of New Orleans/I-10 and the Crescent City Connection.

Building Information:

- 22,800 SF one story, dock high, Office/Warehouse facility
- 18'-22' eave height; 28' ridge height
- 1,900 SF recessed internal dual dock height truck wells are accessed by two 16'H roll-up overhead doors (14'W & 18'W) located along the Orange Street side of the building.
- One 10' x 10' roll-up door on St. Thomas is ramped into building.
- Two restroom facilities, one in office, and one in warehouse.
- 1,200 SF Office/Show Room Space is fully climate controlled with 29' x 20' Conference/Show Room, 3 private offices (12' x 18.5', 13' x 21', and 10' x 14'), and a 32' x 14' break room.

Zoning Information: While the property is currently zoned HU-MU, the property has been home to Marine Splicing and Supply, a manufacturing company, for many years (<https://marinesplicing.com/>). The property enjoys a legal nonconforming use as a manufacturing facility, pending formal City of New Orleans confirmation.

LIST PRICE: \$8.5 PER SF | NNN



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PROPERTY PHOTOS



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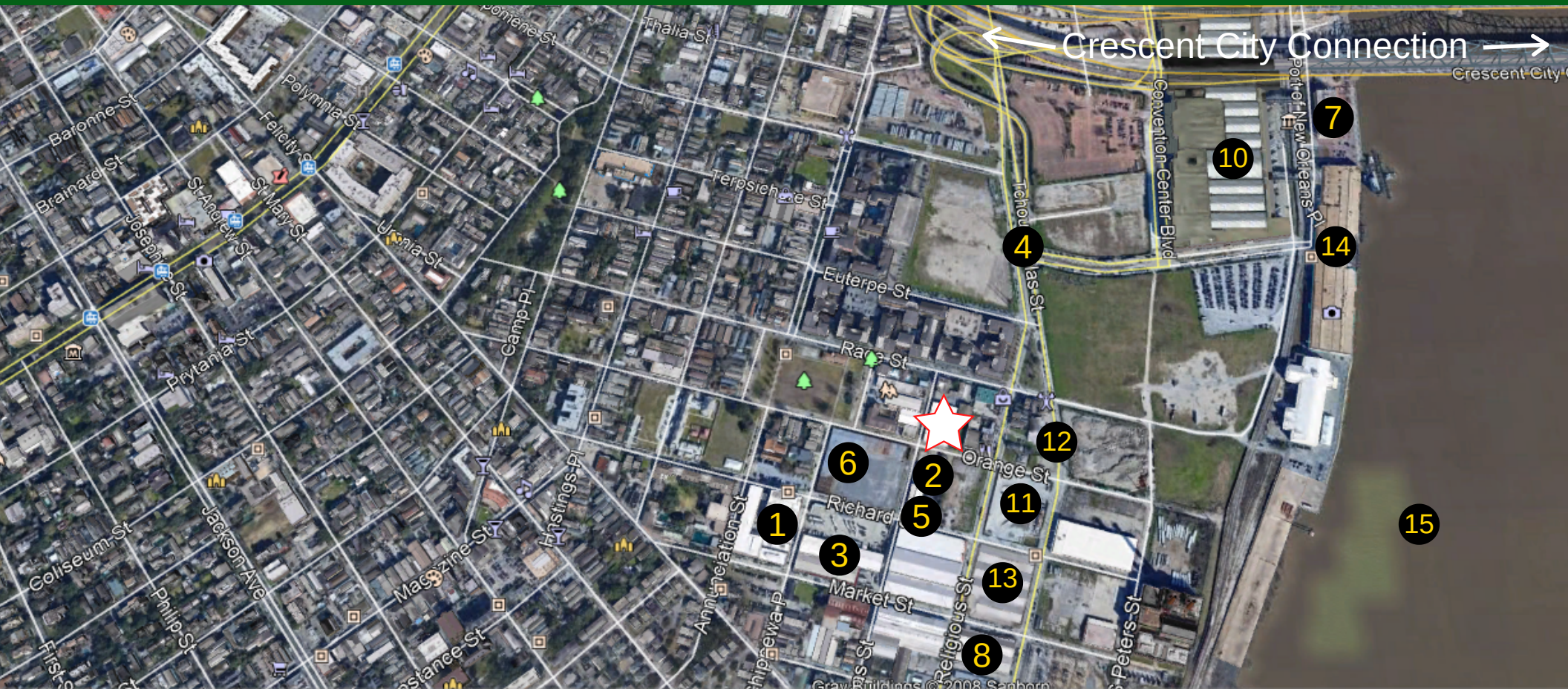


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POINTS OF INTEREST MAP



- | | | | | |
|----------------------|-----------------|-------------------|-------------------------|------------------------|
| 1 SECOND LINE STAGES | 4 I-10 ACCESS | 7 PORT OF NO | 10 CONVENTION CENTER | 13 EXTRA SPACE STORAGE |
| 2 THE COMMISSARY | 5 SOUND HARD | 8 URBAN SOUTH | 11 CARLO DITTA CONCRETE | 14 MARDI GRAS WORLD |
| 3 MBS EQUIPMENT | 6 PORTS AMERICA | 9 CRUISE TERMINAL | 12 TCHOUPITOULAS | 15 MISSISSIPPI RIVER |

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