

Elmwood Office/Warehouse Buildings For Sale or Lease



Max J. Derbes, Inc.
REALTORS

508 Time Saver Ave, Elmwood, LA 70123

Listing ID: 29641722
Status: Active
Property Type: Industrial For Lease
Industrial Type: Cold Storage, Food Processing
Contiguous Space: 13,700 - 61,700 SF
Total Available: 61,700 SF
Rental Rate: \$5,000 - 25,000 (Monthly)
Base Monthly Rent: \$5,000 - 25,000
Lease Types: NNN



Property Overview

Address: 500 & 508 Time Saver Avenue (corner Humphreys Street)

Jefferson Parish, LA

Legal: Lot 1A9-A, Elmwood Business Park, Phase F, Jefferson Parish, LA

Building

Description: Bldg A: 500 Time Saver Avenue: Approx 13,700 sq. ft. dock height office/warehouse facility formerly used as an ice house; including approx. 935 sq. ft. of office area. Portion of building closest to Humphreys Street is grade level (2,305 sq. ft. +/-) and balance (11,395 sq. ft. +/-) is dock height. Column spacing of 36' x 36.5'. Loading is via three (3) dock height doors on north side of building (2 with dock levelers) and via one (1) ground level overhead door facing Humphreys Street. Clear heights ranging from 15'8" to 20'4" (to beam). Building is need of renovation.

Bldg B: 508 Time Saver Avenue: Approx 48,000 sq. ft. of office/warehouse facility with dry and cold storage space for storage and processing of foods. Building includes approx 4,367 sq. ft. +/- of mezzanine level office, 3,552 sq. ft. +/- of cooler rooms, 2,014 sq. ft. +/- of freezer area and 5,048 sq. ft. +/- refrigerated food processing rooms (with floor drains), including USDA office and small cooler rooms. Balance of building is dry storage. Building also includes a commercial kitchen (784 sq. ft. +/-) and a large meeting room (1,076 sq. ft. +/-) adjacent to kitchen area. Loading is grade level (via

More Information Online

<http://www.lacdb.com/listing/29641722>

QR Code

Scan this image with your mobile device:



one overhead door) on lower bay portion and dock height via twelve (12) overhead doors on high bay side of building (6 doors equipped with dock levelers). Lighting in warehouse is via T5 high output fluorescent fixtures. Column spacing of 36'x36'. High bay portion of building comprises 33,045 sq. ft. with clear height ranging from 22'9" to 25'. Lower bay portion of building comprises approx 10,625 sq. ft. +/- with clear height ranging from 15'8" to 16'5".

Land Area: 3.77 acres

Zoning: M-1, Industrial District

Rental Pricing: Building A (13,700 sq. ft. +/-): \$5,000/month, net

Building B (48,000 sq. ft. +/-): \$25,000/month, net

Sale Pricing: \$3,900,000 (entire property)

Listing Details

General Information

Listing Name: Elmwood Office/Warehouse Buildings For Sale or Lease
Industrial Type: Cold Storage, Food Processing, Warehouse/
Distribution
Building Size (RSF): 61,700 SF

Available Space

Suite/Unit Number:	500 Time Saver	Space Type:	Relet
Space Available:	13,700 SF	Lease Rate:	\$5,000 (Monthly)
Minimum Divisible:	13,700 SF	Lease Type:	NNN
Maximum Contiguous:	61,700 SF		

Available Space

Suite/Unit Number: 508 Time Saver
Space Available: 48,000 SF
Minimum Divisible: 48,000 SF
Maximum Contiguous: 61,700 SF

Space Type: Relet
Lease Rate: \$25,000 (Monthly)
Lease Type: NNN

Location

Address: 508 Time Saver Ave, Elmwood, LA 70123
County: Jefferson

MSA: New Orleans-Metairie
Submarket: Airport-Metairie-Kenner



Property Images



DSC01048



DSC01018



DSC01019



DSC01033



DSC01038



DSC01017

Property Contacts



David B. Quinn, SIOR

Max J Derbes Inc

504-236-7672 [M]

504-733-5981 [O]

david@maxderbes.com