



INDUSTRIAL YARD & OFFICE/WAREHOUSE SPACE

326 Almedia Rd, Saint Rose, LA 70087



PROPERTY DESCRIPTION

Now available - Two adjacent properties in St. Rose, LA with flexible leasing options to accommodate a variety of industrial and service users. 326 Almedia Road includes an office/warehouse building (6,369 SF) with a secure, fenced yard exceeding 15,000 SF. The adjoining property at 330 Almedia Road consists of approximately 30,605 SF of fenced yard area and is also available for lease.

The properties may be leased individually or together, allowing tenants to scale operations as needed. Located just off River Road and in close proximity to the Interstate 310 interchange at Airline Drive, the site provides convenient access to Interstate 10 and Highway 90.

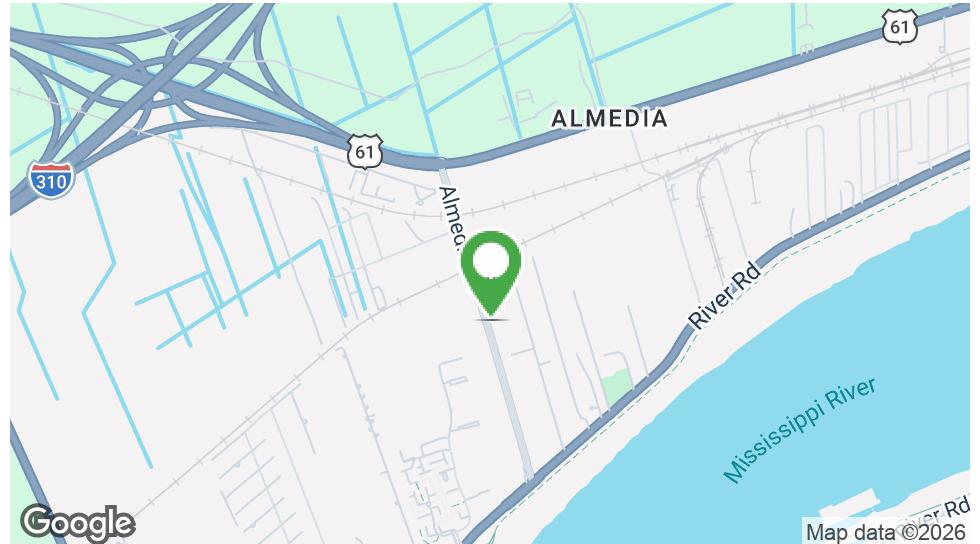
Situated within an established industrial corridor, the property is also near restaurants and retail services, offering added convenience for employees and visiting customers.

INDUSTRIAL PROPERTY FOR LEASE

SITE SUMMARY

MATT EATON, CCIM • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.339.2136
matt@matteatonccim.com

MARTIN O. MILLER III, CCIM, SIOR • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.616.5700
momiller@ccim.net



OFFERING SUMMARY

Entire Site (Building + 45,000 SF of Land): \$7,961/month NNN

Building + 15,000 SF of Land: \$5,307/month NNN

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,320	3,842	25,695
Total Population	3,291	10,060	66,744
Average HH Income	\$85,914	\$91,325	\$84,420

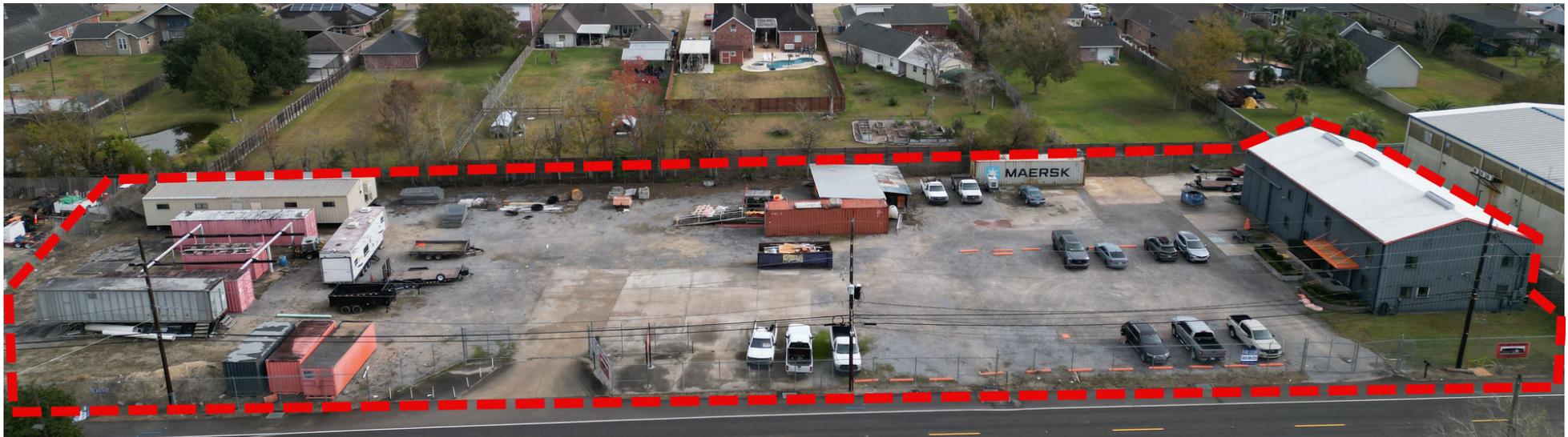


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ADDITIONAL PHOTOS



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LEASE OPTION 1



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LEASE OPTION 2

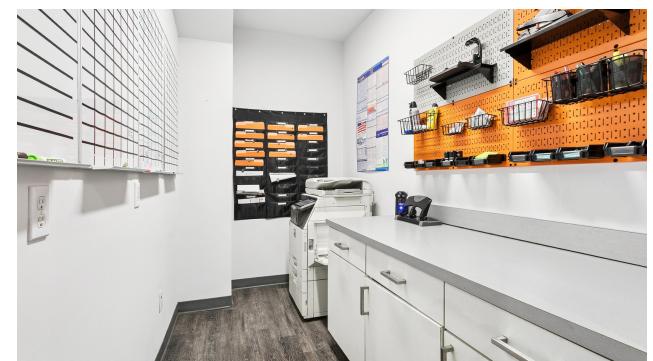
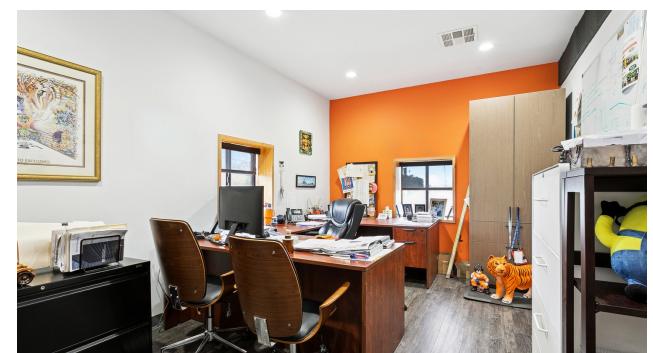
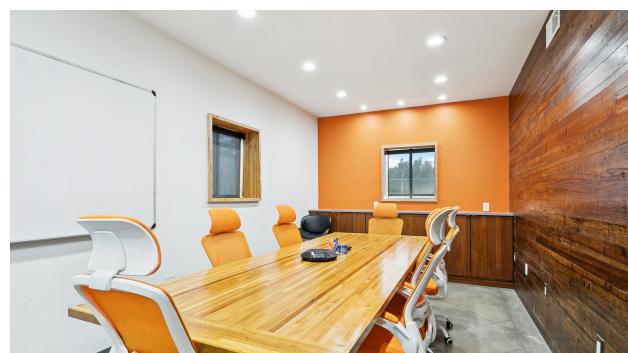
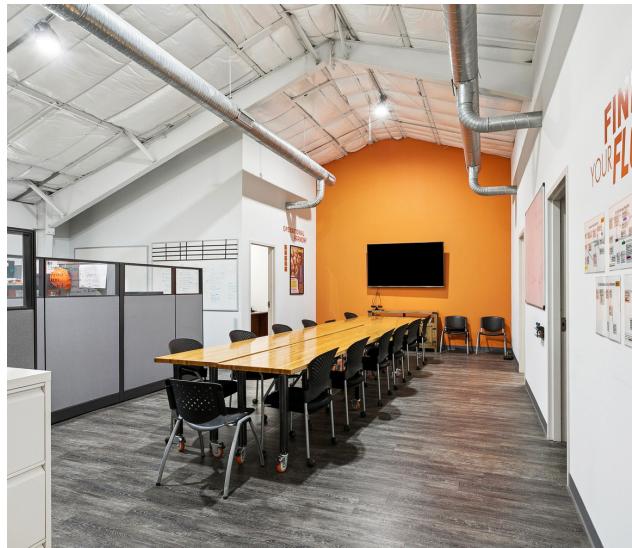


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OFFICE PHOTOS

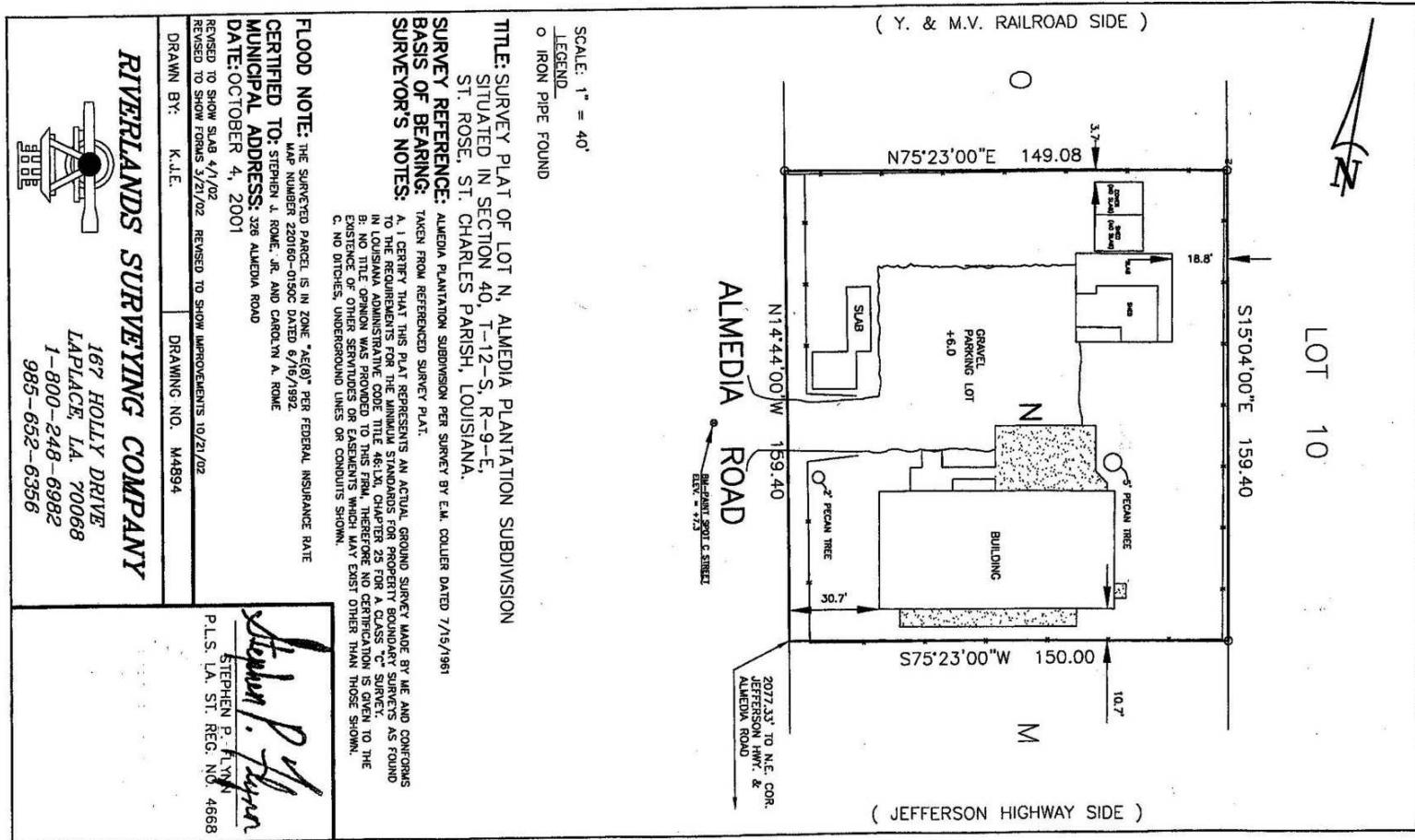


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INDUSTRIAL PROPERTY FOR LEASE

SURVEY



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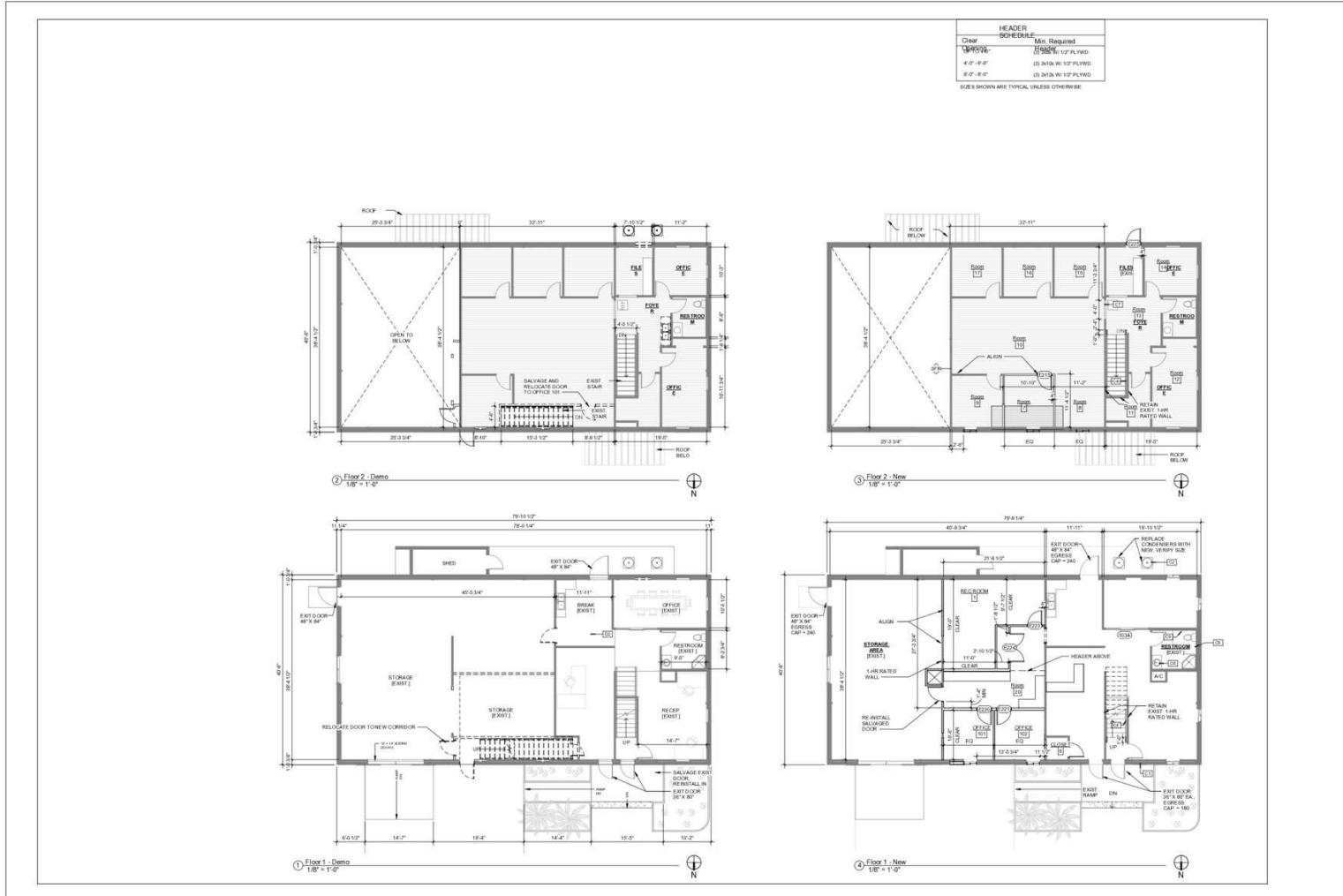
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INDUSTRIAL PROPERTY FOR LEASE

BUILDING PLANS



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INDUSTRIAL PROPERTY FOR LEASE

AERIAL



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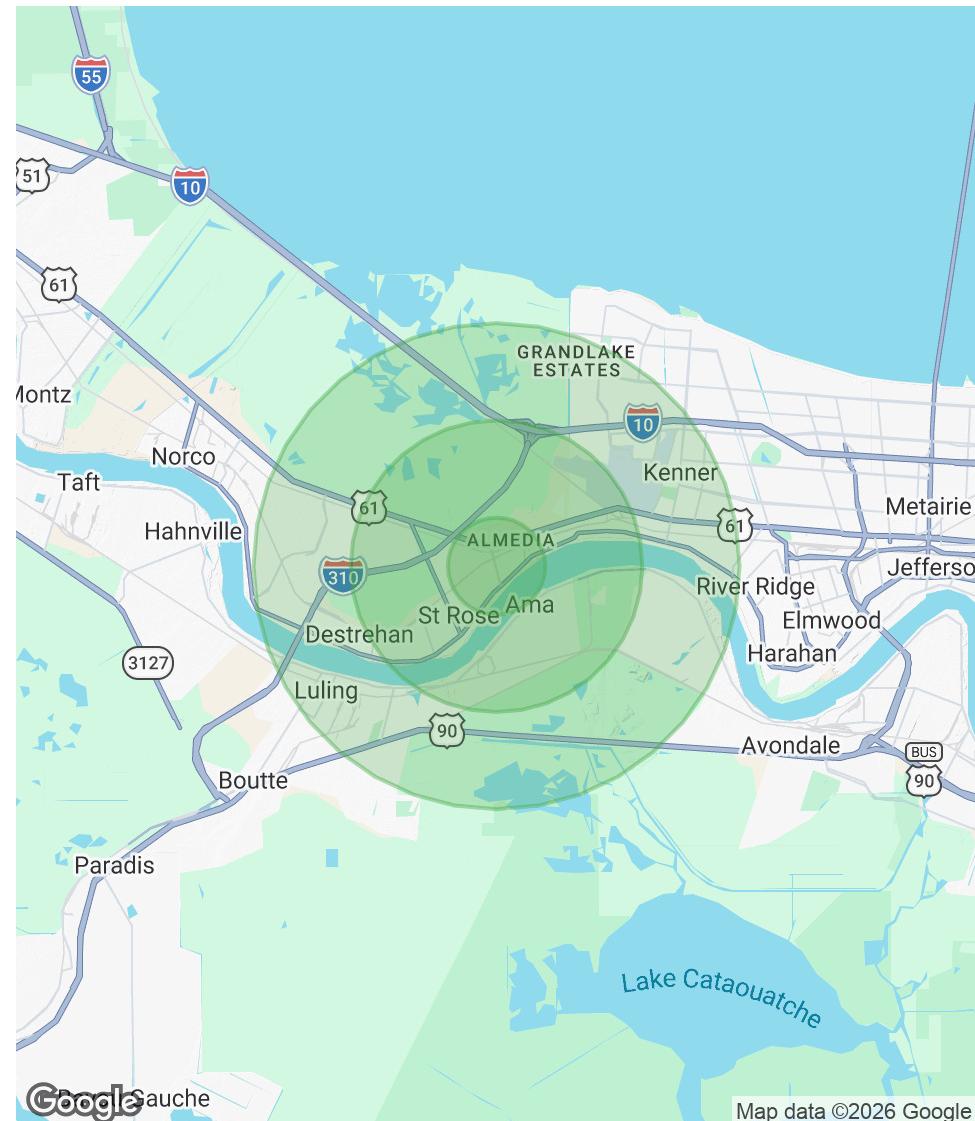
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,291	10,060	66,744
Average Age	40	41	41
Average Age (Male)	39	39	39
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,320	3,842	25,695
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$85,914	\$91,325	\$84,420
Average House Value	\$225,468	\$224,577	\$240,263

Demographics data derived from AlphaMap



INDUSTRIAL PROPERTY FOR LEASE

DEMOGRAPHICS MAP & REPORT