



301 Plauche Street, Elmwood, LA 70123

WAREHOUSE/OFFICE SPACE IN ELMWOOD FOR LEASE

MATT EATON, CCIM • PARTNER

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MARTIN O. MILLER III, CCIM, SIOR • PARTNER

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PROPERTY DESCRIPTION

Versatile 3,646 SF warehouse/office space located at 301 Plauche St., Suite E, Elmwood, LA. The property includes warehouse space and a small office component, making it ideal for contractors, distribution companies, light industrial users, service businesses, or storage operations. The building features 500 SF of office space, with one office stubbed for a sink to allow for a break area, kitchenette, or specialized workspace.

The warehouse boasts approximately 23' eave heights, 3-phase electrical service, and a 10' x 14' roll-up door. The property also includes 7 dedicated parking spaces for employees and customers.

Located just off Jefferson Highway, the property offers excellent accessibility to surrounding markets and major transportation routes, including convenient access to the Huey P. Long Bridge and Earhart Expressway.

OFFERING SUMMARY

Lease Rate:	\$11 SF/yr (NNN)
Available SF:	3,646 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,380	28,557	101,560
Total Population	4,507	62,954	240,012
Average HH Income	\$91,055	\$92,402	\$100,200

INDUSTRIAL PROPERTY FOR LEASE

PROPERTY SUMMARY





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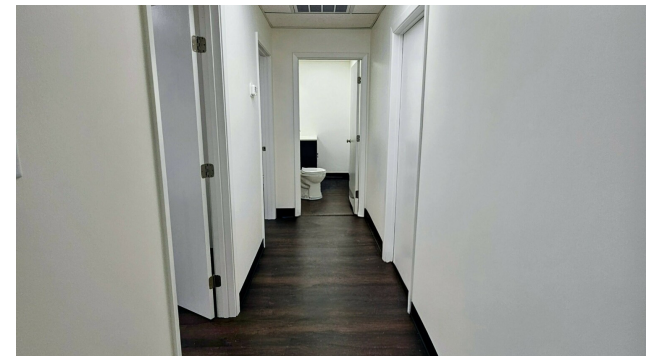
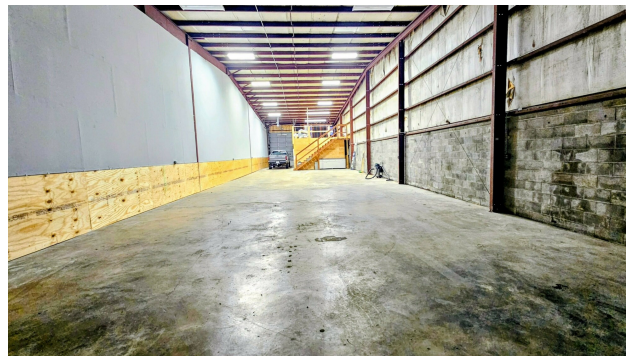
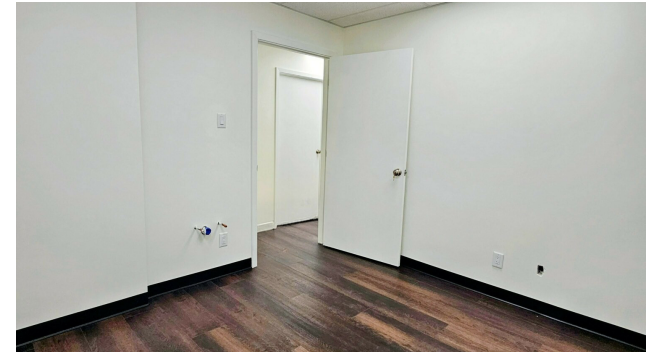
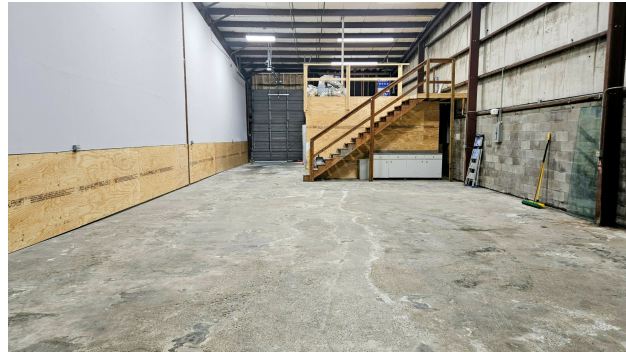
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ADDITIONAL PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com



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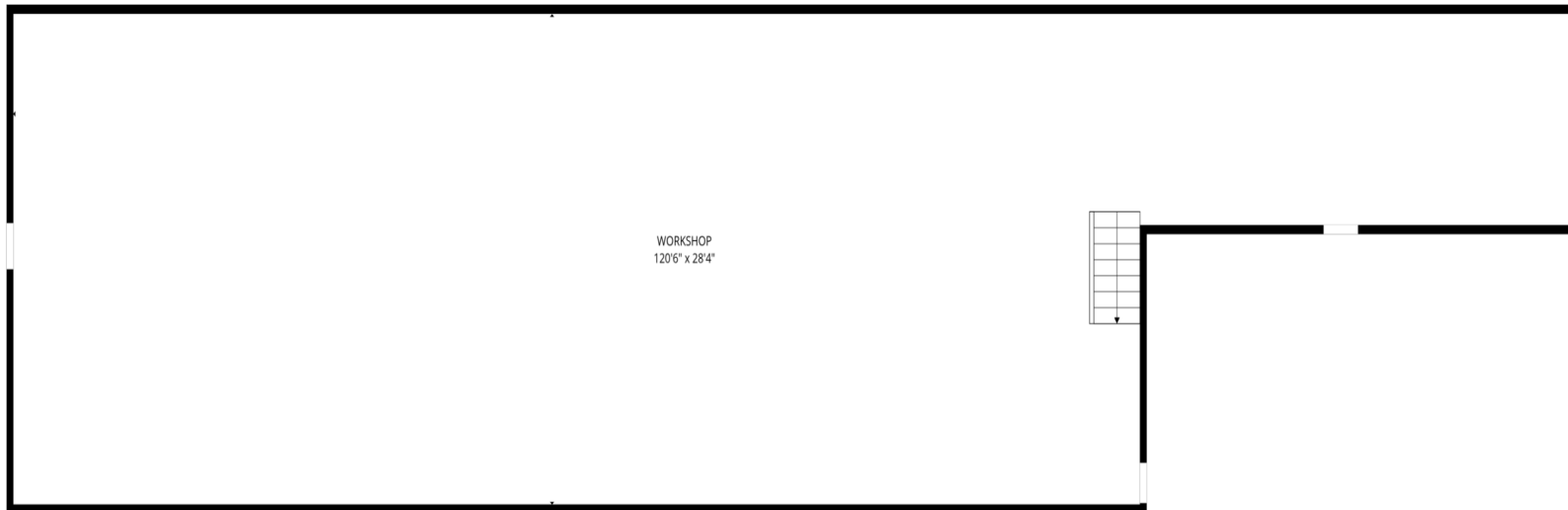
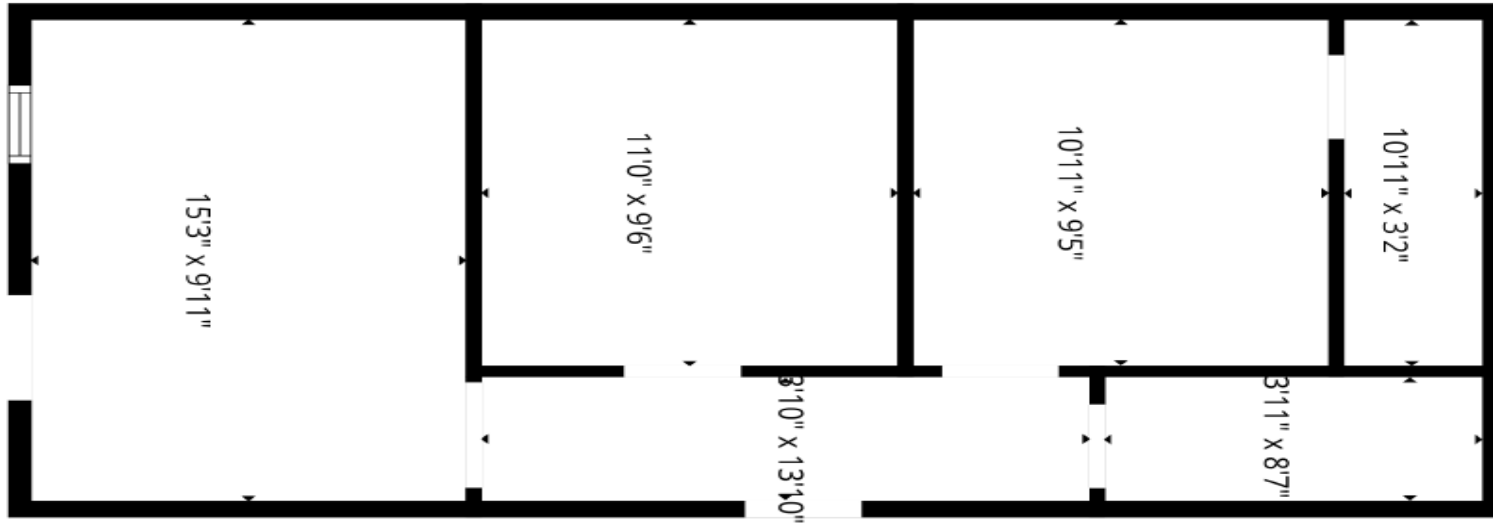
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INDUSTRIAL PROPERTY FOR LEASE

FLOOR PLAN



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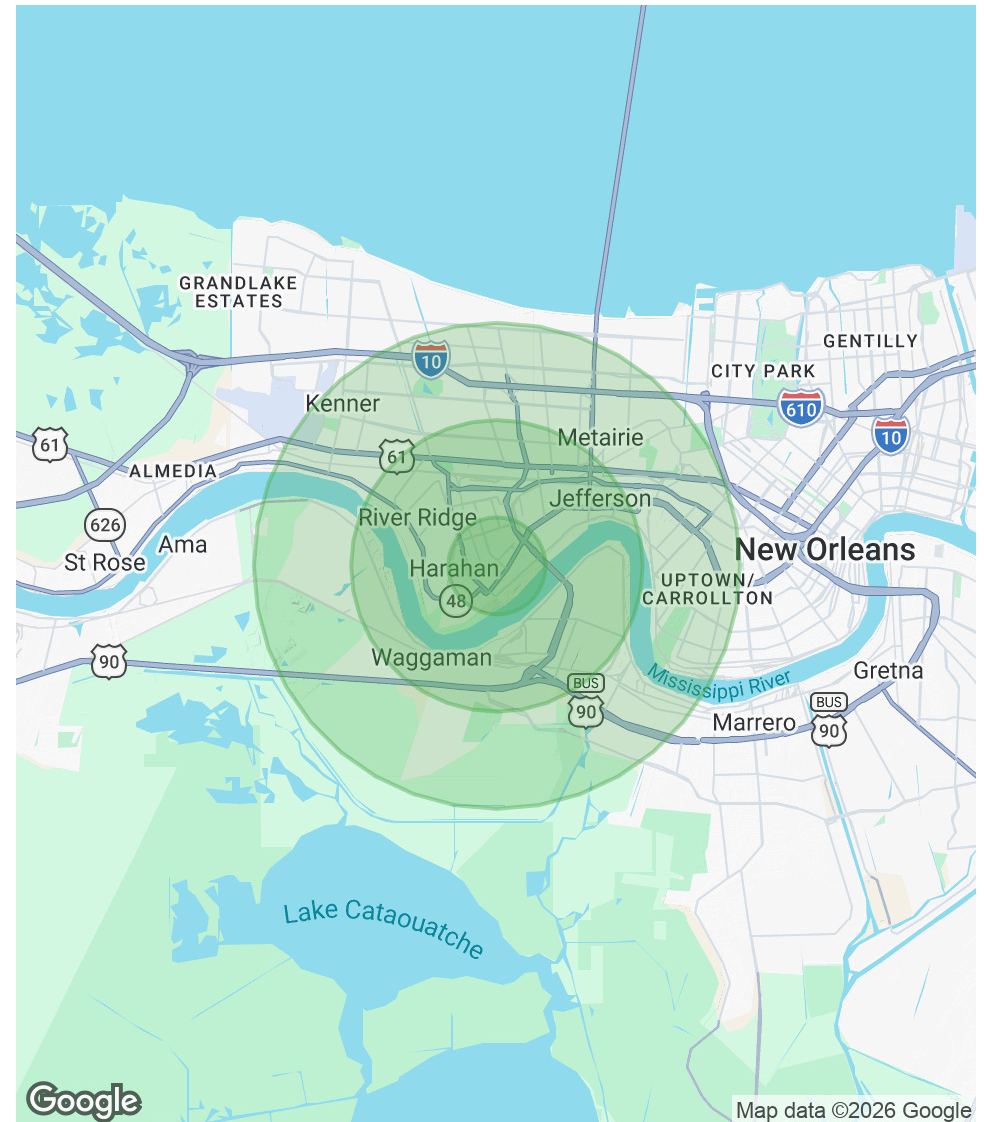
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,507	62,954	240,012
Average Age	40.3	43.3	40.8
Average Age (Male)	41.3	42.1	39.7
Average Age (Female)	40.1	45.1	41.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,380	28,557	101,560
# of Persons per HH	1.9	2.2	2.4
Average HH Income	\$91,055	\$92,402	\$100,200
Average House Value	\$292,008	\$282,499	\$361,153

2023 American Community Survey (ACS)



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DEMOGRAPHICS MAP & REPORT



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