



**SOUTHEAST
COMMERCIAL**
REAL ESTATE

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

COLLIN HOLMES • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.669.0506
cholmes@southeastcre.com



Climate Controlled Office/Warehouse For Lease

4001 EARHART BOULEVARD, NEW ORLEANS, LA 70125

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

www.southeastcre.com



CLIMATE-CONTROLLED INDUSTRIAL FACILITY

4001 Earhart Boulevard, New Orleans, LA 70125

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

COLLIN HOLMES • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.669.0506
cholmes@southeastcre.com

PROPERTY DESCRIPTION

Located at 4001 Earhart Boulevard in New Orleans, LA, this property offers a rare leasing opportunity featuring extensive infrastructure, modern upgrades, and a highly accessible central location. Positioned at the intersection of Earhart Boulevard and S. Dupree Street, the property is just minutes from I-10 and the CBD, providing convenient access throughout the Greater New Orleans area.

Approximately 26,042 SF is available for lease (2,545 sq. ft. of Class A office space and 23,497 sq. ft. of climate-controlled warehouse). 80 secure parking spaces along with an additional 30 surface parking spaces surrounding the building.

The building has undergone substantial renovations over the years, resulting in a highly functional and upgraded facility ready for occupancy. A major renovation added approximately 3,500 SF of cooler/freezer space and included a new roof, over 50 tons of HVAC equipment, a chiller system, two 60-foot stainless steel floor drains, and additional office and restroom improvements.

A significant 2022 renovation further enhanced the property by creating Class A corporate office space featuring a state-of-the-art conference room, multiple meeting rooms, photo studio, gourmet kitchen, break room, and private executive offices. Additional improvements included replacement of the plumbing and drainage systems with three new backflow preventers, installation of four new HVAC units and four additional units, upgraded electrical infrastructure with 800 additional amps of power, new breaker boxes, a generator transfer switch, and all new LED lighting throughout the facility.

With its strategic location, extensive parking, upgraded infrastructure, and flexible layout, 4001 Earhart Boulevard presents a unique opportunity for tenants seeking a high-quality commercial facility in the heart of New Orleans.



INDUSTRIAL PROPERTY FOR LEASE

PROPERTY DESCRIPTION





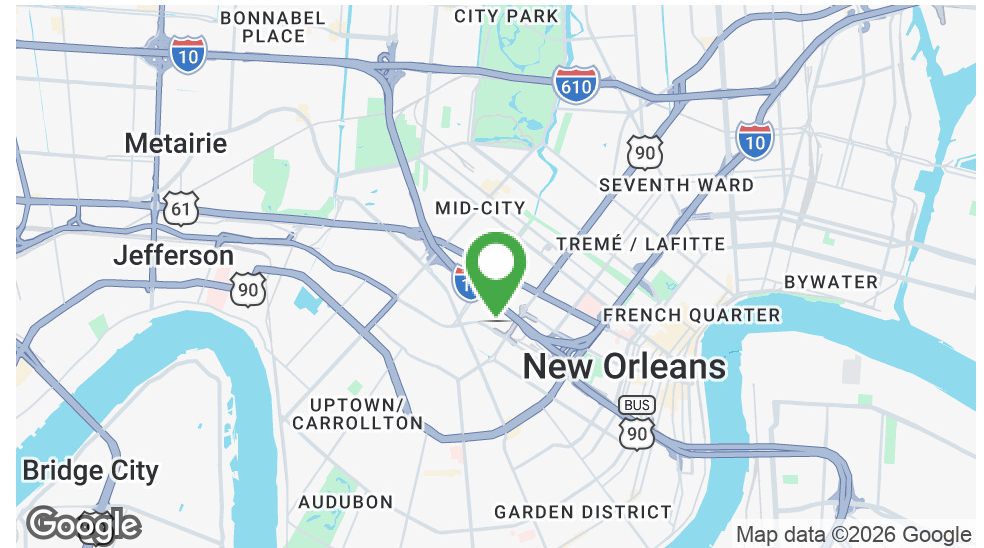
CLIMATE-CONTROLLED INDUSTRIAL FACILITY

4001 Earhart Boulevard, New Orleans, LA 70125

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

COLLIN HOLMES • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.669.0506
cholmes@southeastcre.com



PROPERTY HIGHLIGHTS

- Centrally located with easy access to I-10, US-90, and CBD
- 80 gated parking spaces
- HVAC upgrades and additions throughout office/warehouse
- Class A corporate offices
- 3-phase 800-amp electrical service and LED lighting throughout
- 3,500 sq ft of cooler/freezer space
- 3 dock high doors
- Option to rent an additional 11,000 sq ft lay down yard on the corner of S. Dupre and Euphrosine St
- Additional office and warehouse space available upon request (See floor plan)

OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (NNN)
Available SF:	26,042 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,719	77,692	159,710
Total Population	22,709	177,065	363,246
Average HH Income	\$72,168	\$106,520	\$94,662

INDUSTRIAL PROPERTY FOR LEASE

PROPERTY SUMMARY



SOUTHEAST COMMERCIAL
REAL ESTATE



CLIMATE-CONTROLLED INDUSTRIAL FACILITY

4001 Earhart Boulevard, New Orleans, LA 70125

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

COLLIN HOLMES • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.669.0506
cholmes@southeastcre.com



INDUSTRIAL PROPERTY FOR LEASE

ADDITIONAL PHOTOS

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



SOUTHEAST
COMMERCIAL
REAL ESTATE





CLIMATE-CONTROLLED INDUSTRIAL FACILITY

4001 Earhart Boulevard, New Orleans, LA 70125

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

COLLIN HOLMES • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.669.0506
cholmes@southeastcre.com



INDUSTRIAL PROPERTY FOR LEASE

FLOOR PLAN



SOUTHEAST
COMMERCIAL
REAL ESTATE

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





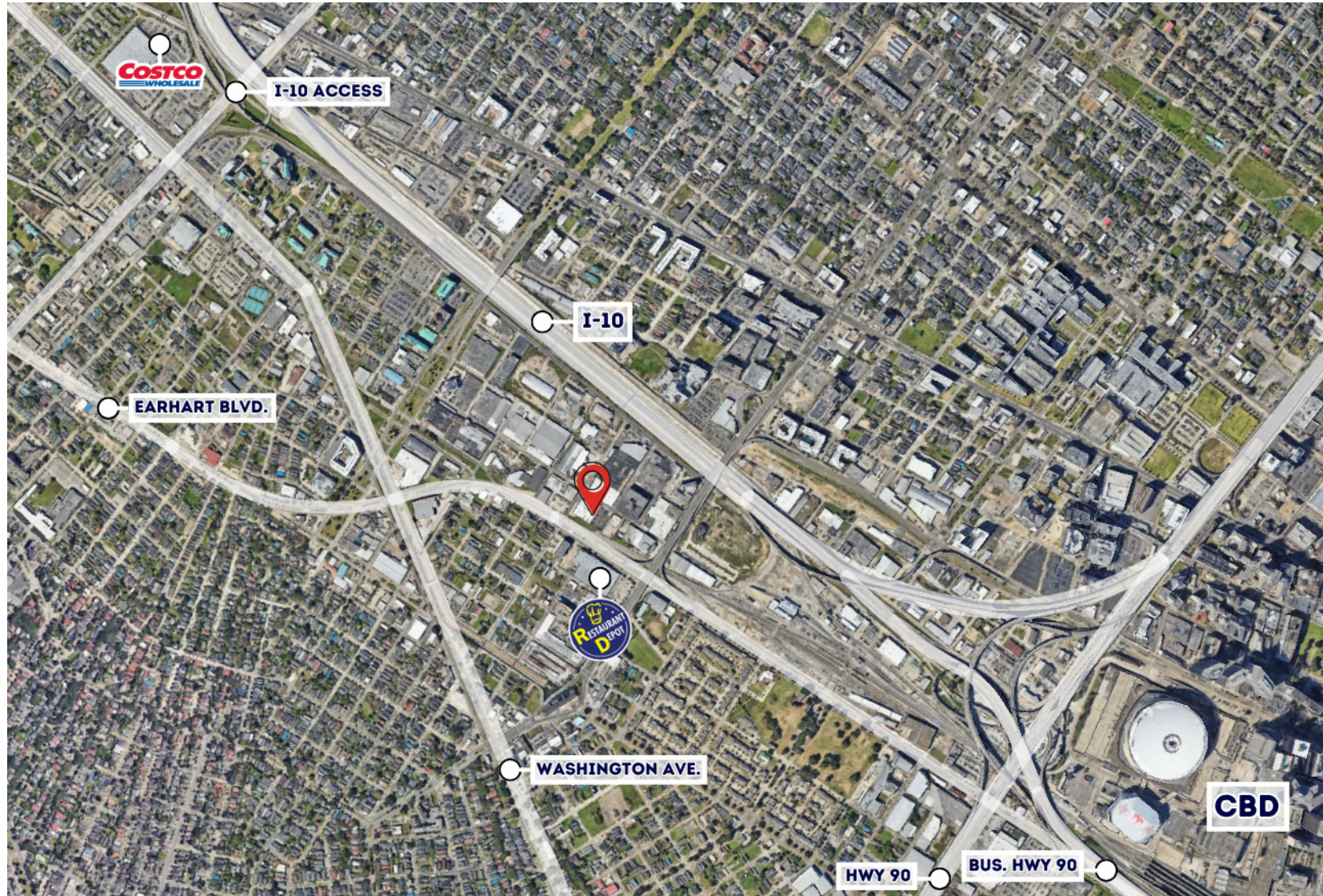
CLIMATE-CONTROLLED INDUSTRIAL FACILITY

4001 Earhart Boulevard, New Orleans, LA 70125

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

COLLIN HOLMES • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.669.0506
cholmes@southeastcre.com



INDUSTRIAL PROPERTY FOR LEASE

ADDITIONAL PHOTOS



SOUTHEAST
COMMERCIAL
REAL ESTATE



CLIMATE-CONTROLLED INDUSTRIAL FACILITY

4001 Earhart Boulevard, New Orleans, LA 70125

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

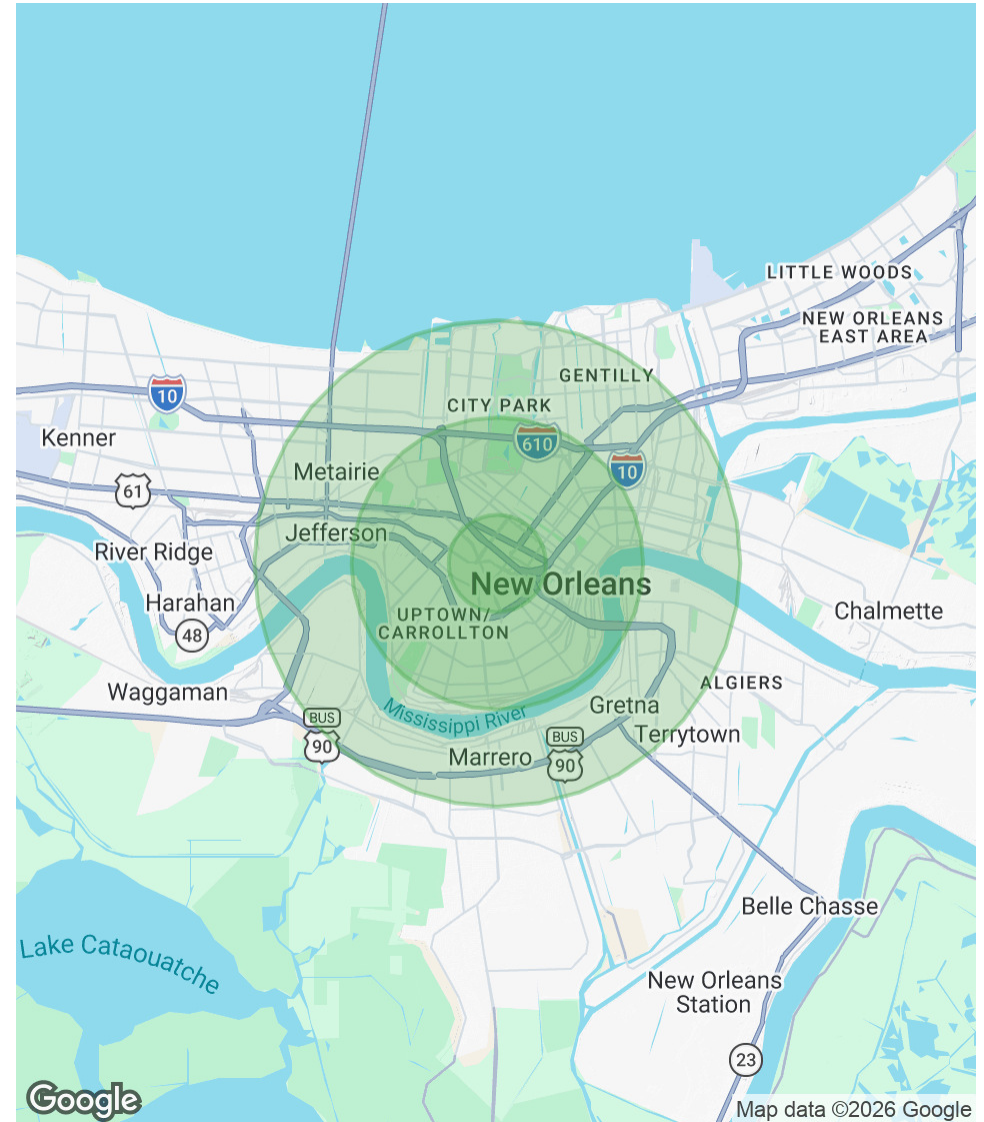
MARTIN O. MILLER III, CCIM, SIOR • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.616.5700
momiller@ccim.net

COLLIN HOLMES • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.669.0506
cholmes@southeastcre.com

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	22,709	177,065	363,246
Average Age	35.2	39.4	40.0
Average Age (Male)	35.5	38.8	38.9
Average Age (Female)	34.9	40.2	41.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,719	77,692	159,710
# of Persons per HH	2.6	2.3	2.3
Average HH Income	\$72,168	\$106,520	\$94,662
Average House Value	\$389,164	\$540,958	\$418,148

2023 American Community Survey (ACS)



INDUSTRIAL PROPERTY FOR LEASE

DEMOGRAPHICS MAP & REPORT



SOUTHEAST
COMMERCIAL
REAL ESTATE

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

