



**PORT
NOLA**
THE PORT OF
NEW ORLEANS

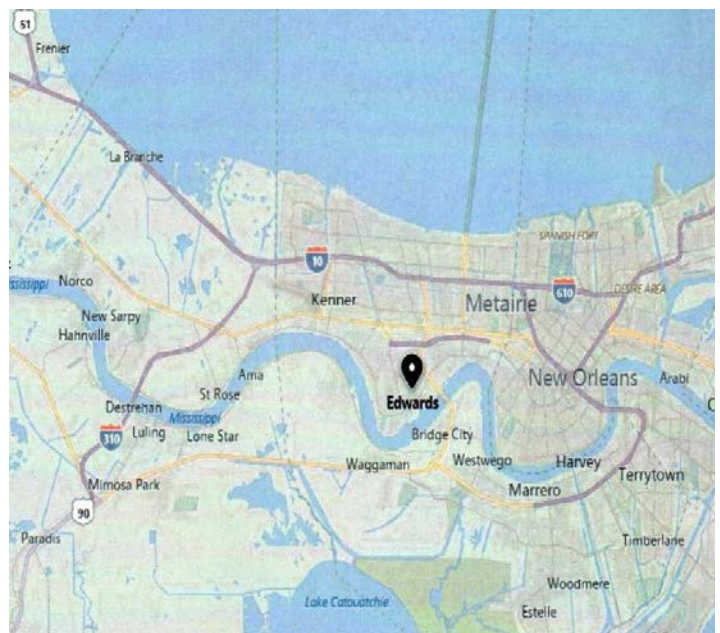
INDUSTRIAL PROPERTY FOR LEASE

**400 EDWARDS AVENUE
ELMWOOD, LA 70123
4.59 +/- acres**

Site is a 200,000 sq. ft. warehouse with five (5) 40,000 sq. ft. units and is zoned M2 Industrial. The units could be subdivided. Conveniently located, it is 7.1 miles from I-10, 47.5 miles from I-12, 8.9 miles to Hwy 90 and 6.2 miles to the MSY airport.



IMPROVEMENTS	
✓	Building
	Rail Access
	Water Access
	Rail Spur
✓	Fence
✓	Paving
✓	Electric
✓	Gas
✓	Water
✓	Sewer
✓	Flood Protected
	Barge Access
	Ship Channel Access
✓	Potential FTZ
✓	Subdividable



For more information, contact the Real Estate Department at realestate@portno.com