## Office/Warehouse For Sublease

# 125 James Dr W, Saint Rose, LA 70087

30839947 Listing ID: Status: Active

Property Type: Industrial For Lease

Industrial Type: Flex Space 11,997 SF Contiguous Space: Total Available: 11,997 SF Lease Rate: \$6 PSF (Annual) \$5,998

Base Monthly Rent: NNN Lease Type:

#### **Overview/Comments**

SITE

This suite is located in the James Business Park, a business campus in close proximity to the New Orleans Louis Armstrong International Airport. The park has 750,000 square feet of warehouse and office space. 125 James Dr. is a multi-tenant building within the park featuring office in the front and a truck court and loading in the rear of the building.

OFFICE / WAREHOUSE

11,997 total sqft

6,925 sqft office

5,072 sqft warehouse

16 ft 8 inch Eave Height

ZONING

M-1

**DOORS** 

Three (3) overhead doors

One (1) dock high

Two (2) drive in ramps

**SUBLEASE** 

\$6 PSF Annual NNN

Expires: March 31, 2027

Max J. Derbes, Inc.



#### **More Information Online**

https://www.lacdb.com//listing/30839947

#### **QR** Code

Scan this image with your mobile device:



### **General Information**

Tax ID/APN: 5524003001-B Industrial Type: Flex Space

#### **Available Space**

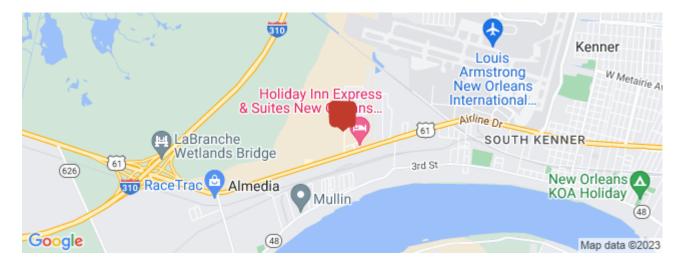
Suite/Unit Number: 160 Space Available: 11,997 SF 11.997 SF Minimum Divisible: Maximum Contiguous: 11,997 SF Space Type: Sublet Date Available: 04/15/2023 Lease Rate: \$6 PSF (Annual) Lease Type: NNN Parking Spaces: 0

#### **Building Related**

Passenger Elevators: 0 Freight Elevators: 0

### Location

Address: 125 James Dr W, Saint Rose, LA 70087 MSA: New Orleans-Metairie
County: Saint Charles Submarket: St Charles Parish



### **Property Contacts**



Bryce French
Max J Derbes Inc
504-733-4555 [0]
bryce@maxderbes.com