



FOR LEASE

2504 Metairie Lawn Dr

METAIRIE, LA 70002

HAYDEN INGRAM

Commercial Sales & Leasing

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PROPERTY ONE

FOR LEASE

2504 METAIRIE LAWN DR, METAIRIE, LA 70002



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PROPERTY DESCRIPTION

±6,300 SF industrial building offers a functional mix of approximately 2,000 SF of office space and 4,300 SF of warehouse space, ideal for single-tenant users seeking flexible flex-industrial space. The warehouse features 20' clear ceiling height and one 12'x14' grade level door for easy loading access. Available for lease at \$12.00/SF NNN.

PROPERTY HIGHLIGHTS

- 6,300 SF total
- 20' clear ceiling height
- 12'x14' grade level door
- Single-tenant building
- \$12.00/SF NNN

OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (NNN)
Available SF:	6,300 SF
Lot Size:	0.17 Acres
Building Size:	6,300 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	514	2,267	10,027
Total Population	940	4,554	20,742
Average HH Income	\$92,448	\$95,680	\$95,041

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5 Reasons to Lease 2504 Metairie Lawn



6,300 SF of Flexible Industrial Space

A practical combination of approximately 2,000 SF of office space and 4,300 SF of warehouse space—ideal for businesses that need both administrative and operational areas under one roof.



20' Clear Ceiling Height

The 20-foot clear height provides excellent vertical storage capacity and flexibility for warehouse operations, inventory, equipment, and racking.



Easy Loading & Access

A 12' x 14' grade-level overhead door makes loading and unloading equipment, materials, and inventory convenient without the need for a loading dock.



Single-Tenant Single-Tenant Privacy & Control Building

Occupying the entire building gives your business full control of the space—no shared docks, common areas, or coordination with other tenants.



Functional Metairie Location at \$12/SF NNN

Situated in Jefferson Parish with easy access to the greater New Orleans metro area and I-10, this property offers a competitive \$12/SF NNN rate for users looking for industrial/flex space close to the city without paying city prices.

PRESENTED BY

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