



OFFICE WAREHOUSE W/ RENTAL INCOME BORDERING AIRPORT

2201 GREENWOOD ST KENNER, LA 70062



OFFERED: FOR SALE

SALE PRICE: \$799,000 LEASE RATE: \$4,20

±6,500 SF TOTAL | TWO SUITES

- Two suites, one currently leased
- Suite A: ±4,200 SF, multiple office rooms, reception, kitchen, and more
- Suite B: ±2,300 SF, leased to 2026
- Both suites feature a 12' roll up door

CONTACT:

ADRIEN FOLEY
504.352.3783

800.895.9329 | <https://elifinrealty.com> | June 2026
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- Now for sale and lease, 2201 Greenwood St offers a $\pm 6,500$ SF corner office warehouse in the heart of Kenner's industrial area right next to MSY. The building consists of two suites, one of which is already leased.
- Suite A is $\pm 4,200$ SF and available for an owner-operator or tenant. The office portion spans two floors totaling $\pm 2,307$ SF and is in great shape. The warehouse portion is $\pm 1,800$ SF with clear height of $\pm 17.5'$.
- Suite B is $\pm 2,300$ SF and currently leased to the end of 2026, currently providing \$3,200/month of rental income.
- Both suites have a 12' roll up door.

CONTACT:

ADRIEN FOLEY
504.352.3783

800.895.9329 | <https://elifinrealty.com> | June 2026
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	2201 Greenwood St
City, State, Zip	Kenner, LA 70062
County	Jefferson Parish
Market	LA - New Orleans-Metairie MSA
Side Of The Street	West
Road Type	Paved
Nearest Highway	I-10
Nearest Airport	Louis Armstrong (MSY)

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Flex Space
Zoning	L-I: Light Industrial
APN #	0920000004
Building Size	±6,500 SF
Lot Frontage	±120 ft
Lot Depth	±80 ft
Corner Property	Yes

CONTACT:

ADRIEN FOLEY
504.352.3783

800.895.9329 | <https://elifinrealty.com> | June 2026
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

INTERIOR PHOTOS - SUITE A



CONTACT:

ADRIEN FOLEY
504.352.3783

800.895.9329 | <https://elifinrealty.com> | June 2026

640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

INTERIOR PHOTOS - SUITE A

**CONTACT:**

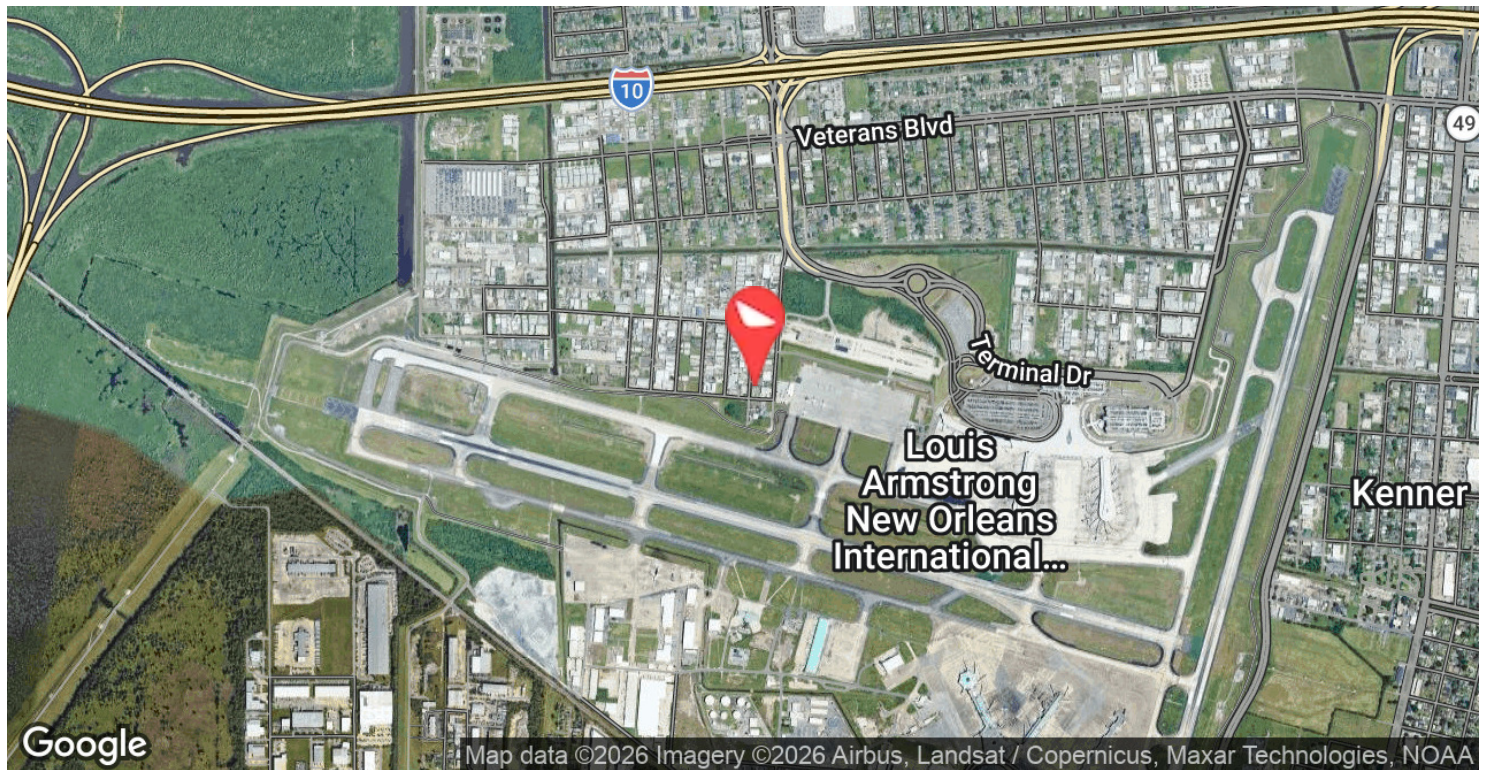
ADRIEN FOLEY
504.352.3783

800.895.9329 | <https://elifinrealty.com> | June 2026

640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

LOCATION MAPS



CONTACT:

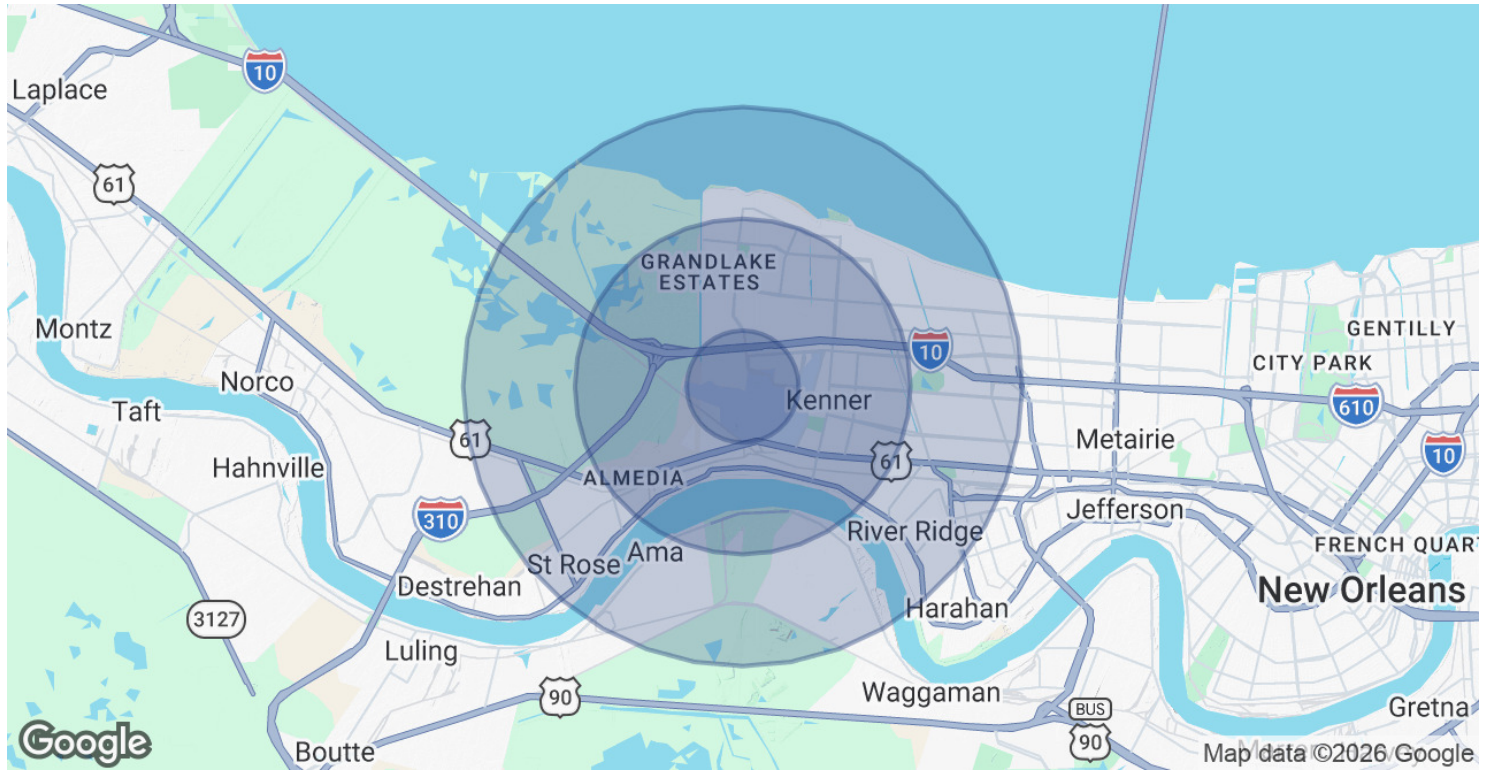
ADRIEN FOLEY
504.352.3783

800.895.9329 | <https://elifinrealty.com> | June 2026

640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,137	71,855	148,222
Average Age	35	41	42
Average Age (Male)	34	40	40
Average Age (Female)	35	42	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,387	27,821	59,277
# of Persons per HH	3	2.6	2.5
Average HH Income	\$67,342	\$79,800	\$90,966
Average House Value	\$161,628	\$242,464	\$276,593

2020 American Community Survey (ACS)

CONTACT:

ADRIEN FOLEY
504.352.3783

800.895.9329 | <https://elifinrealty.com> | June 2026
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

ZONING MAP



L-I: LIGHT INDUSTRIAL

Source: The municipality in which the property is located

CONTACT:

ADRIEN FOLEY
504.352.3783

800.895.9329 | <https://elifinrealty.com> | June 2026
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.