

5800 Jefferson Hwy Suites C&D

Elmwood, LA 70123

For Sublease

Lease Rate **\$6.50/SF NNN**

Lease Expiration **April 30, 2028**

Premium Showroom Presence.
Crane-Served Industrial
Performance.

+/- 20,599 SF
Flex Industrial Space

+/- 4,990 SF
Showroom/Office

3
5-Ton Cranes

24'
Clear Heights

5800 Jefferson
Highway
Suites C&D

Contacts

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CBRE

Industrial/Flex Sublease

**A premium client-facing
showroom paired with functional
warehouse capacity in an
established industrial node.**

5800 Jefferson Hwy Suites C/D offers a unique opportunity to secure $\pm 20,599$ SF of industrial/flex space within one of the New Orleans region's most established industrial corridors. The property combines approximately $\pm 4,990$ SF of premium showroom and office space with highly functional warehouse operations, creating an ideal environment for companies requiring both customer-facing presentation areas and robust industrial capabilities.



Property Highlights

Elmwood

Strategic Location Advantage

Showroom + Warehouse

Dual-Purpose Flex Space

Client-Facing Environment

Professional Customer Experience

Move-In Ready

Existing Improvements in Place

Regional Connectivity

Access Across New Orleans Metro

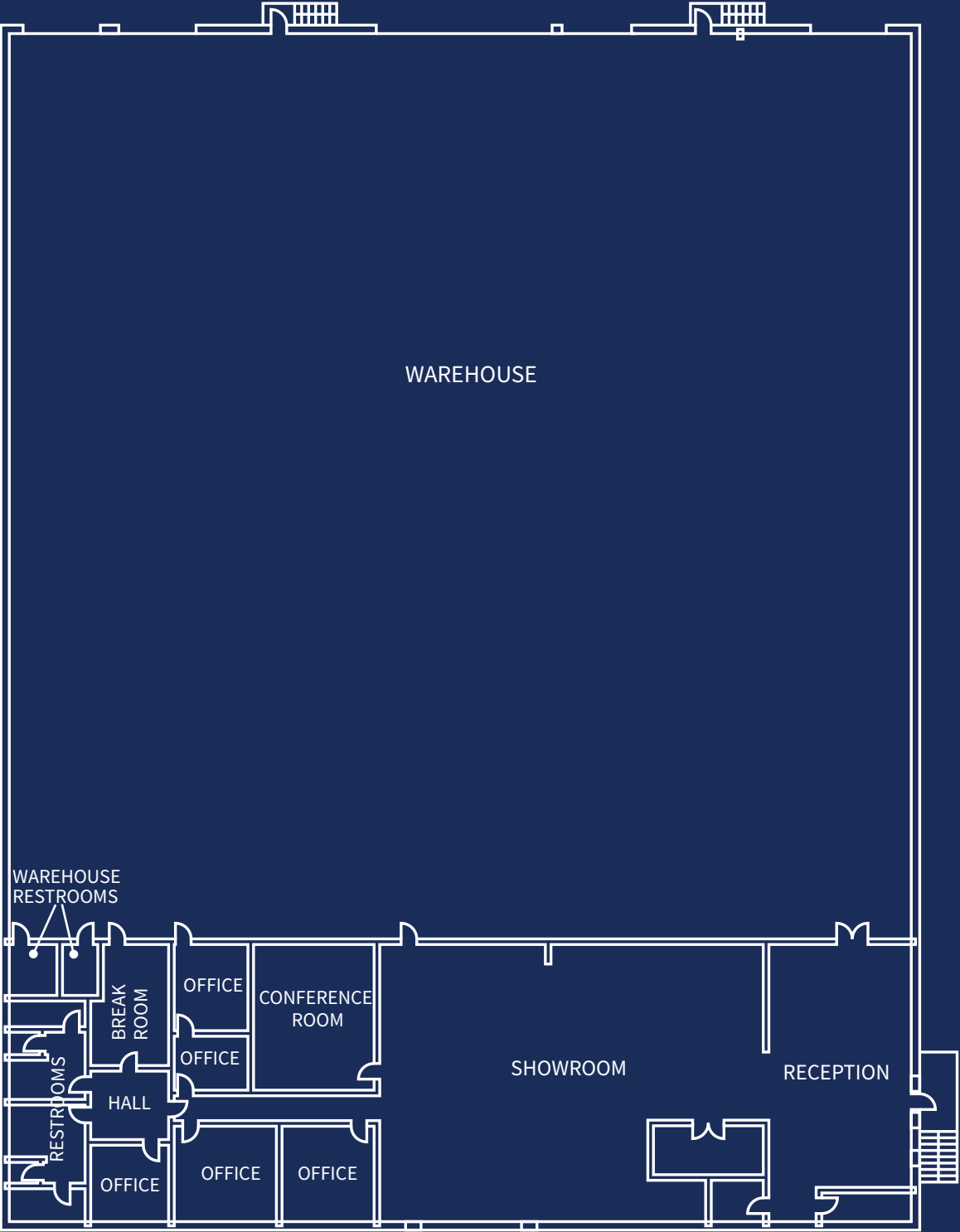
Flexible User Profile

Supports Diverse Business Types

Floorplan

Sublease Details

Total Size	+/- 20,599 SF
Warehouse SF	+/- 15,609 SF
Showroom/Office SF	+/- 4,990 SF
Available	Immediately
Sublease Expiration	April 30, 2028
Clear Heights	24'
Column Spacing	24' x 44'
Lighting	LED Warehouse Lighting
Cranes	Three (3) 5-Ton Cranes
Loading	1 (16'x23') covered recessed dock; 3 (10'x10') dock-high positions, 1 (10'x10') concrete ramp
Zoning	M-2 Industrial
Construction	Tilt-Wall



Siteplan

PLAUCHE ST

48

JEFFERSON HWY

48

5800 Jefferson Highway Suites C&D

BROOKHOLLOW ESPLANADE



- ▲ DOCK DOOR
- DRIVE IN DOOR

Location Aerial

New Orleans CBD

Huey P Long

ELMWOOD

5800 Jefferson
Highway
Suites C&D

Jefferson Highway

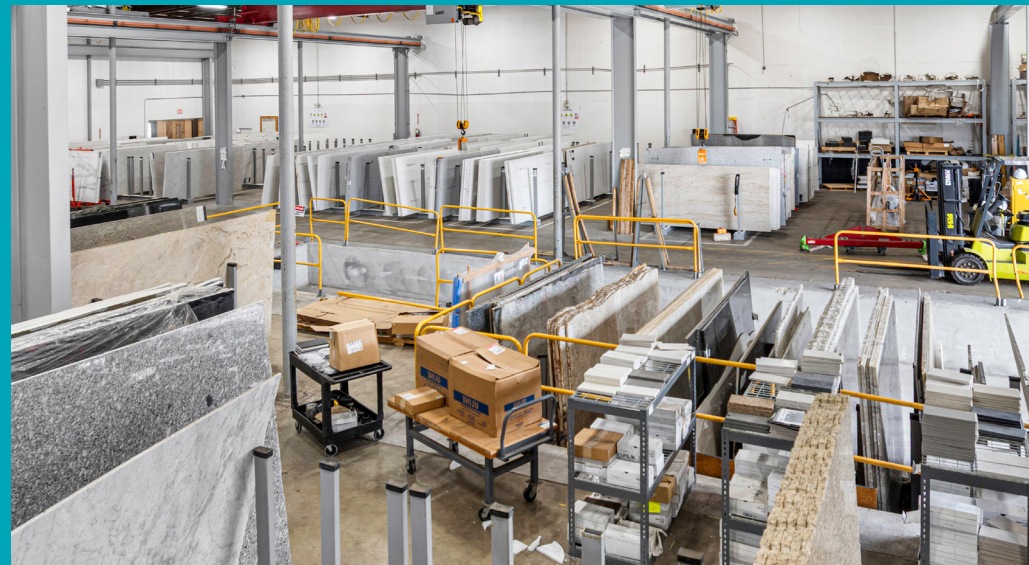
Jefferson Highway



Interior Imagery



Warehouse Imagery



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