



Available For Lease

**1490 Fourth St
Westwego, LA 70094**



PROPERTY SUMMARY & PARCEL OUTLINE

1490 4th St in Westwego, LA offers 7,364 SF of functional industrial space designed for efficient warehouse or light manufacturing use. The building features 25' clear height and two (2) drive-in doors, providing strong flexibility for equipment access, storage, and operations. Its practical layout and clear height make it well-suited for a range of industrial users seeking a manageable footprint with solid functionality. Strategically located just minutes from downtown New Orleans, the property provides quick access to US-90, the Westbank Expressway, and key port facilities along the Mississippi River—supporting efficient local distribution and regional logistics connectivity.



Property Details & Specifications

Address: 1490 Fourth St, Westwego, LA 70094

Type: Industrial Warehouse

Total SF: 7,364

Acreage: 1

Drive In Doors: 2

Clear Height: 25'

Year Built: 1990



PRIME INDUSTRIAL LOCATION - (WESTWEGO, LA)

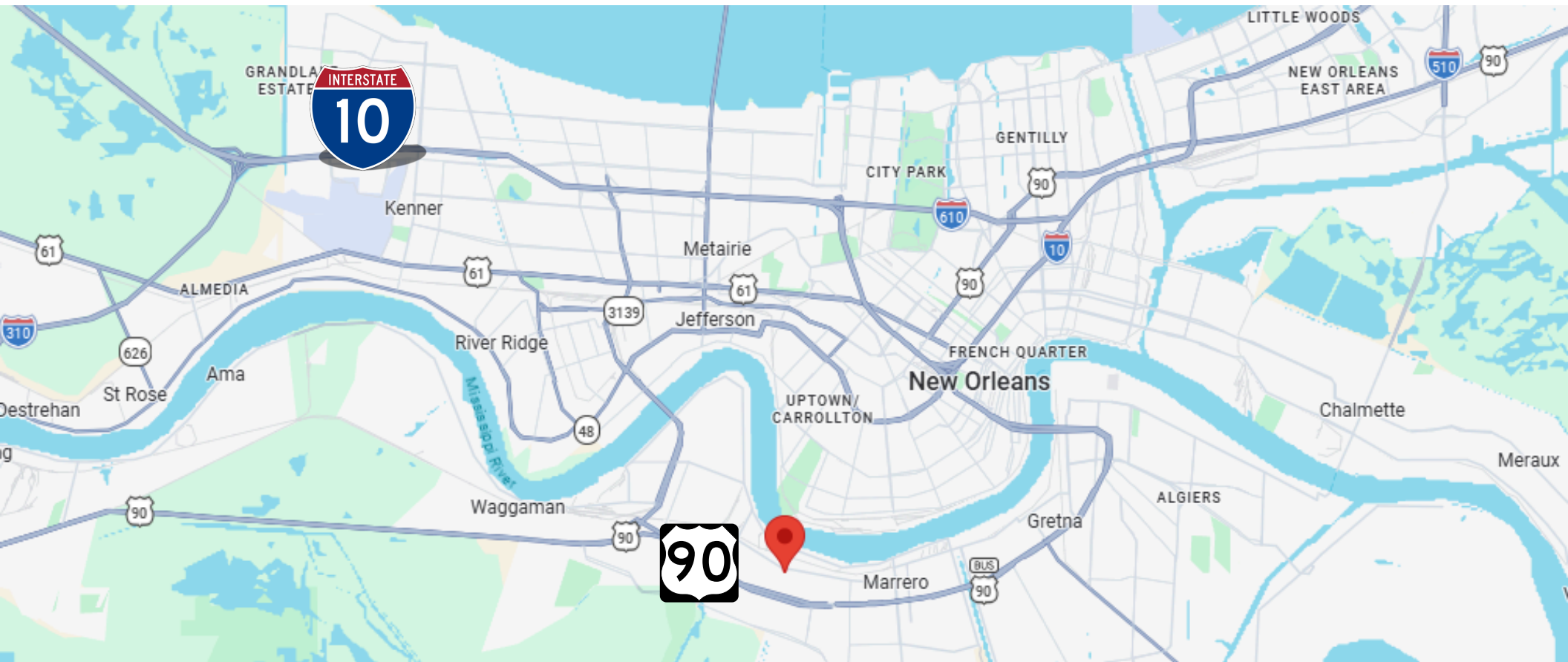
Westwego, LA is a well-positioned industrial submarket within the Greater New Orleans area, offering direct access to major logistics infrastructure at a more cost-effective basis than the urban core. Located along the Mississippi River with immediate connectivity to US-90, I-10, and the Port of New Orleans, the area supports efficient distribution, manufacturing, and port-related operations. Its strong transportation access and proximity to a major Gulf Coast trade hub make it an attractive location for industrial users.

LOCATION KEY DISTANCES

Downtown New Orleans - 10 Miles

I-10 - 8.8 Miles

US-90 - .5 Miles





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