



ben + burka

COMMERCIAL REAL ESTATE

+ 504.301.1002



UPTOWN COLD STORAGE / WAREHOUSE / FOOD PRODUCTION

5900 S. Front Street, New Orleans, LA 70115



COLD STORAGE / WAREHOUSE / FOOD PRODUCTION

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DESCRIPTION

Available for sale or lease, 5900 S. Front Street offers nearly 16,000 SF of well-located, well-appointed cold storage, commissary, conditioned warehouse and office space. The recently renovated property is in excellent condition and features multiple production areas, freezer and cooler rooms, ventilation systems, warehouse space, and finished office areas. Improvements include a new boiler, high ceilings, four truck wells, and off-street parking for ±20 vehicles.

The building comprises a 12,086 SF ground floor plus a second floor housing 2,880 SF of office space and an 840 SF boiler room and is located on 21,305 SF of land (\$114/SF).

The property carries favorable MI zoning, among the most permissive in the city, allowing for restaurant, warehouse, manufacturing, commissary, bar, office, distribution, brewery, and many other uses.

The site is located Uptown near Audubon Park, backing up to the Port of New Orleans and the rail yard, with easy access via Tchoupitoulas Street and within a 10-minute drive of all of Uptown. It sits close to Manning Family Children's Hospital, the new Aldi on Tchoupitoulas, Petco, and numerous other retailers, restaurants, and destinations.

BLDG SIZE: 15,806 SF

SALE PRICE: \$2,450,000 (\$155/SF)

ZONING: MI

LEASE PRICE: \$12/SF NNN

DEMOGRAPHICS

2026 DEMOGRAPHICS	5 minute	10 minutes	15 minutes
ESTIMATED POPULATION	12,082	59,877	115,522
AVERAGE HH INCOME	\$215,055	\$169,323	\$130,136





S. Front Street

AERIAL VIEW

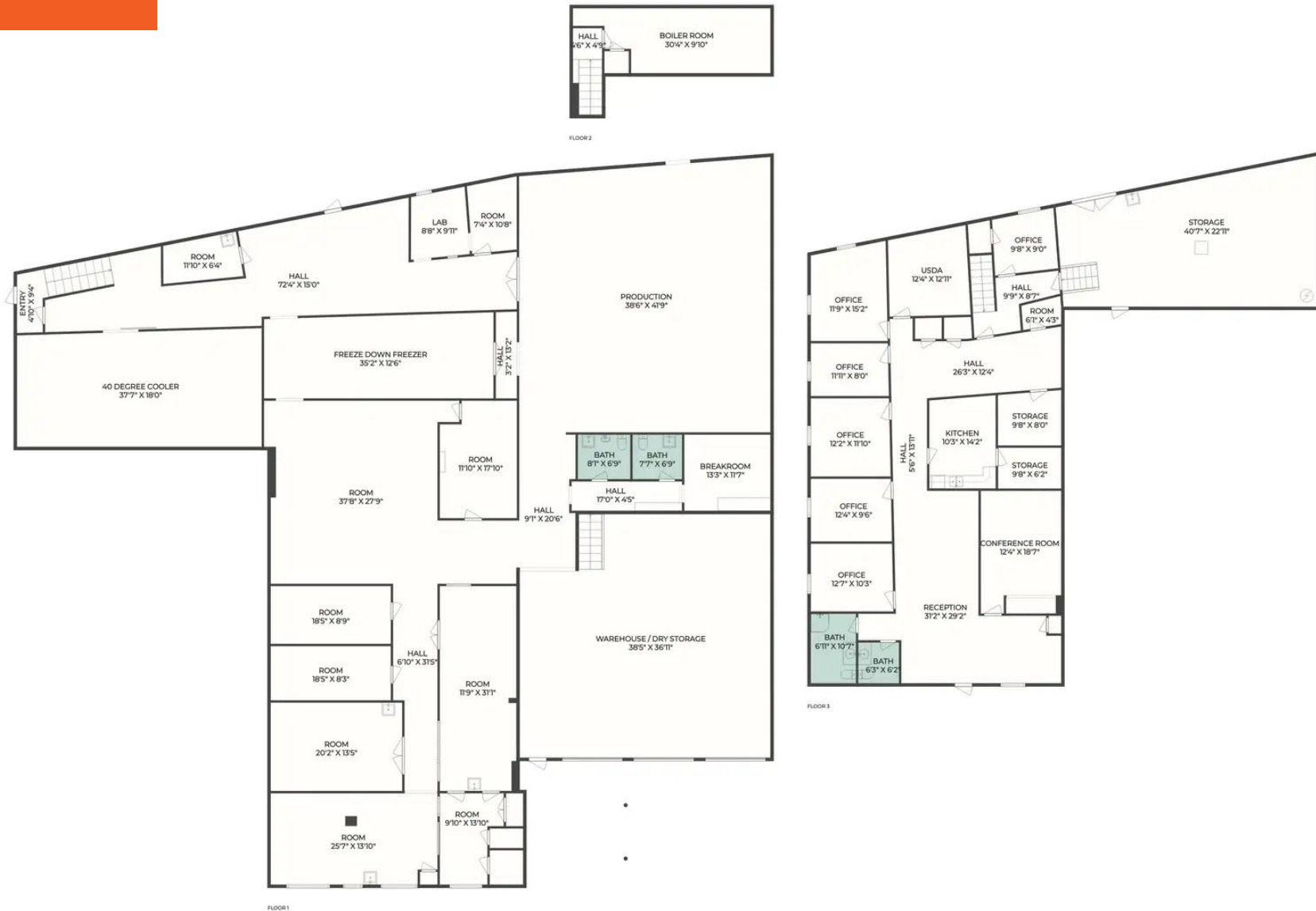
📍 5900 S. Front Street, New Orleans, LA 70115



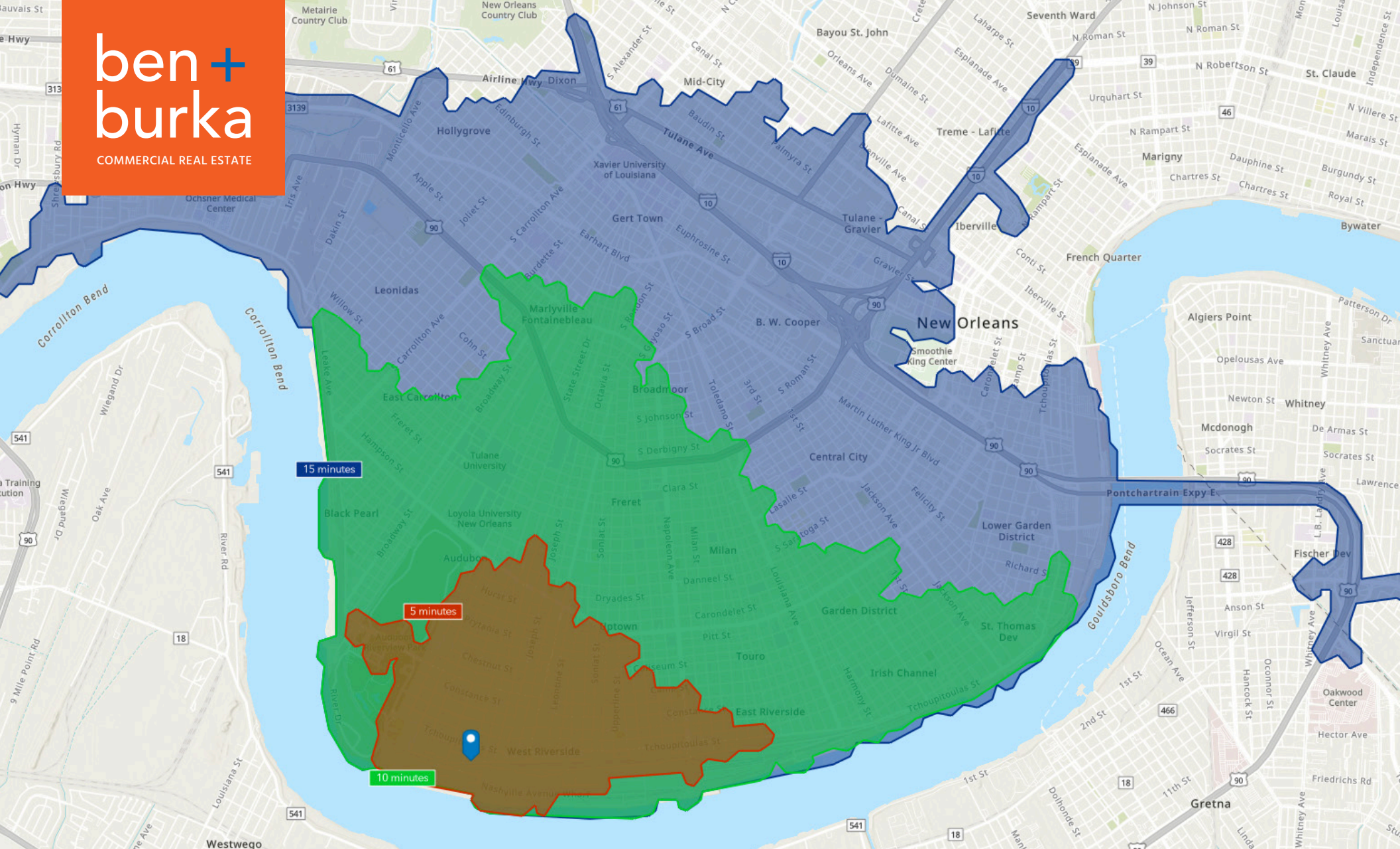


AERIAL VIEW

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FLOOR PLAN



DRIVE TIME MAP

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For more information, please contact the Owner's exclusive representative:

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