



# AVAILABLE



## *Office Warehouse For Lease*



**Location:** 5404 4<sup>th</sup> Street  
Marrero, LA 70072  
(A couple blocks from Barataria Blvd across from Schnell's Restaurant)

**Lease Price:** \$2,500.00 per month gross lease

**Building:** 6,815sf

**Land:** 122'/120' x 134'/ 120'  
15,390sf

**Description:** Cinderblock building with fenced yard. Interior is divided into different sections. Great for warehouse use. Has some finished area that used to be air conditioned. One large sliding door on left side of property. Electricity is on. One restroom in the front. Former uses include a Dry Cleaners and Westside Creamery. Zoned IMU (Industrial Mixed Use).

**JACK STUMPF  
& ASSOCIATES, INC.**

COMMERCIAL REAL ESTATE SERVICES

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November 20, 2025

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