

For Sale

101 Widgeon Dr.

Saint Rose, LA 70087

NOLA Absolute Net



Property Highlights

PROPERTY SIZE

- 17,460

PROPERTY & BUILDING FEATURES

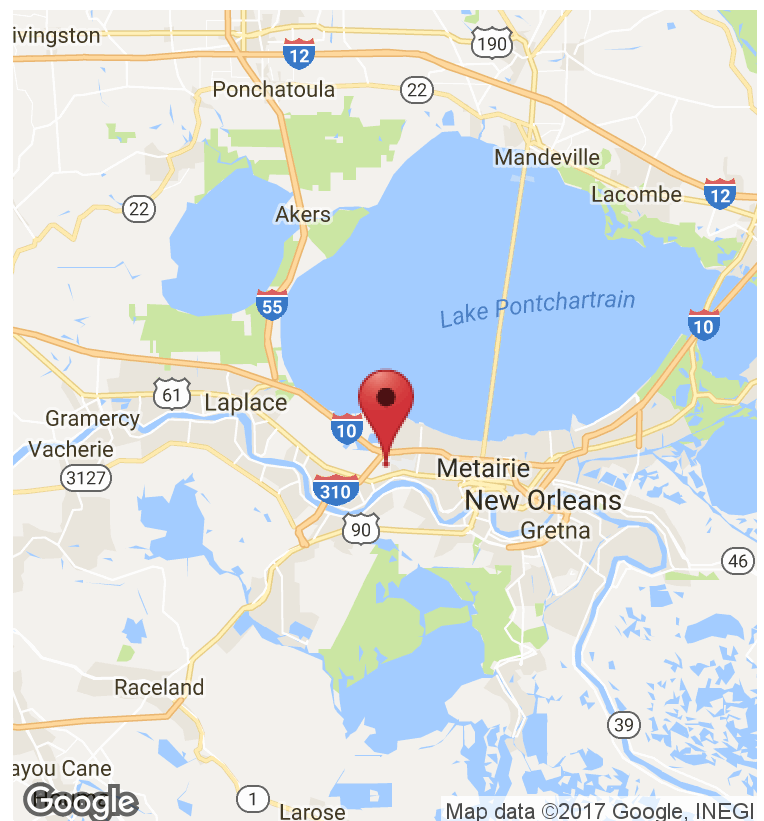
- Single-tenant absolute net lease - NOI \$429,552
- Tenant is a subsidiary of a multi-billion dollar multinational company with 188 years in business
- Highly specialized lab space with extremely high replacement cost
- Credit tenant
- Tiltwall construction
- 14 years remaining on a 20 year lease

PROPERTY LOCATION

101 Widgeon Dr. is located minutes away from downtown New Orleans, off of Highway 310.

SALE PRICE: \$6,100,000

CAP RATE: 7.04%



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