



## 35216 Carson Drive

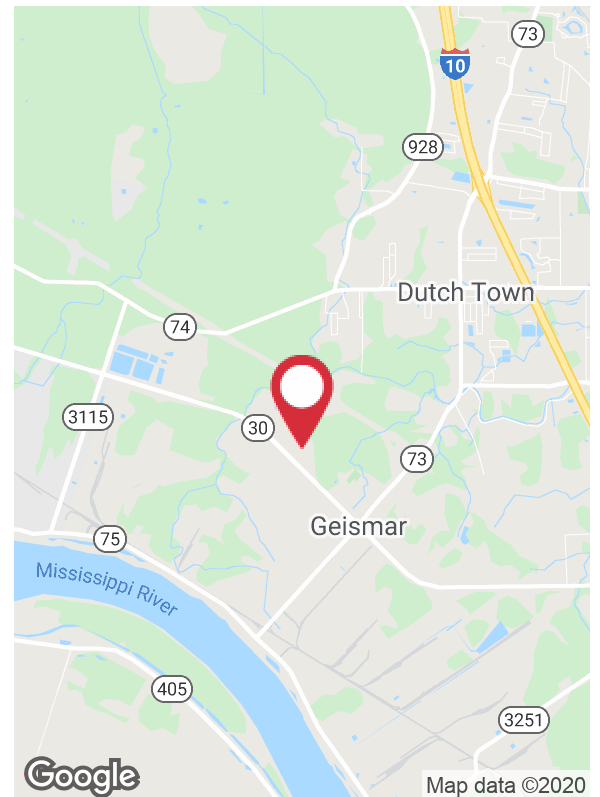
Geismar, Louisiana 70734

### Property Highlights

- ±12,000 SF office/warehouse space available in Talon Industrial Park
- Property consists of 4,000 SF of office and 8,000 SF of warehouse
- 26' clear height and 3-phase power in warehouse
- Building can be expanded up to 16,000 SF
- 1.5-2.3 acre lay-down yard (expandable)
- Located in the heart of the petrochemical corridor with easy access to Highway 30

### Lease Rate

\$9.75 SF/yr (NNN)



For more information

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# Property Aerials



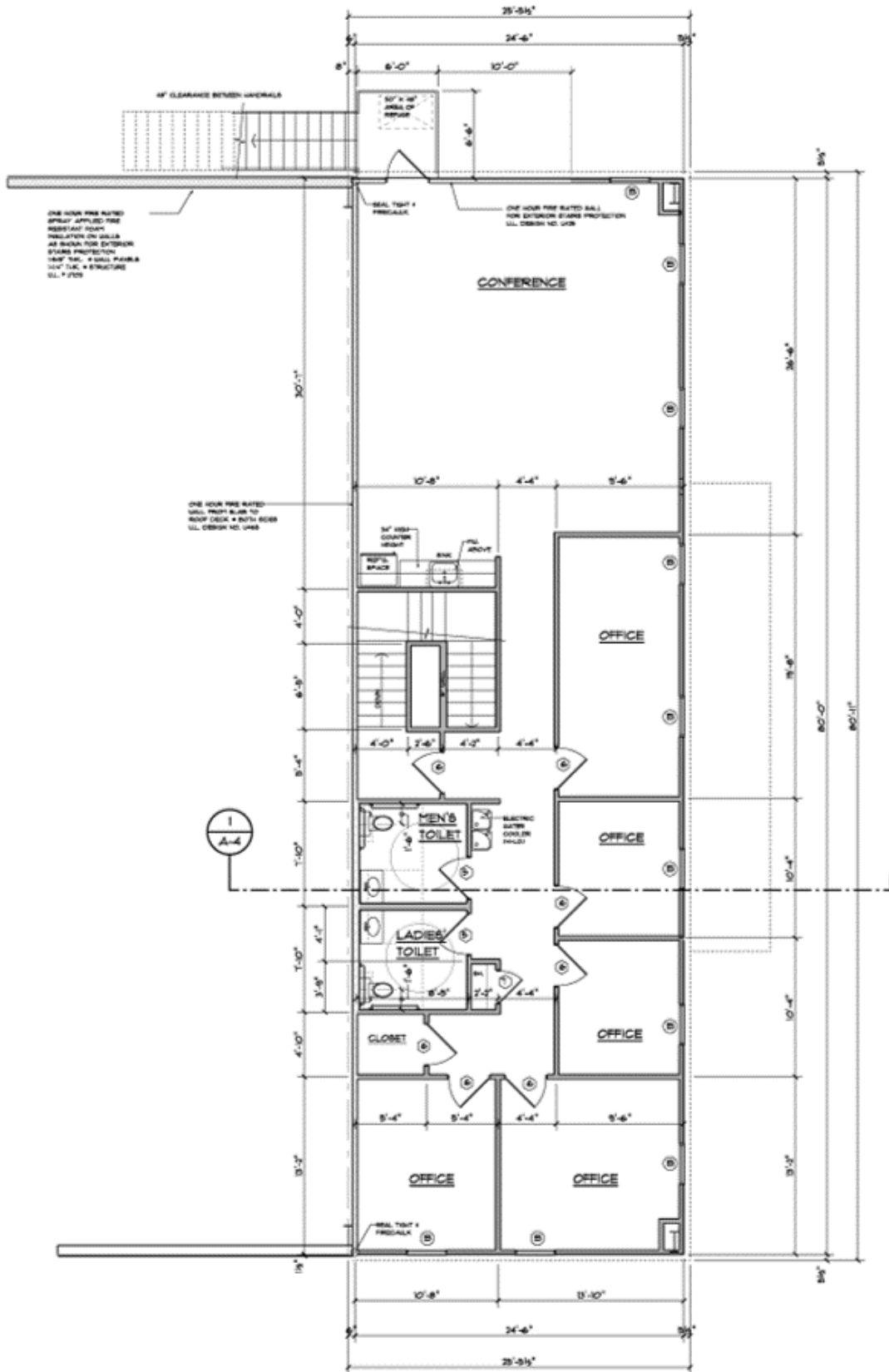
# Interior Photos



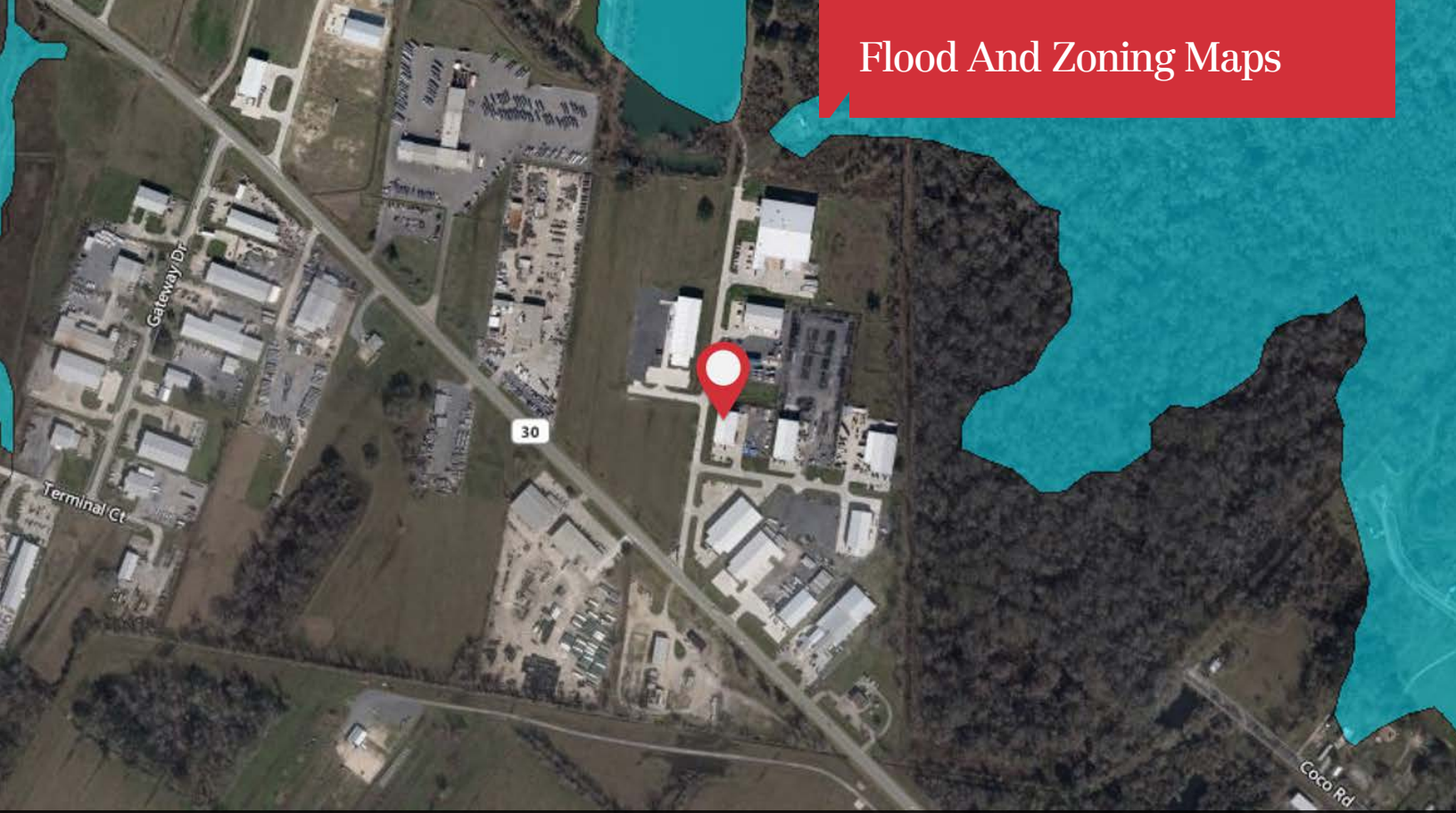
# Interior Photos



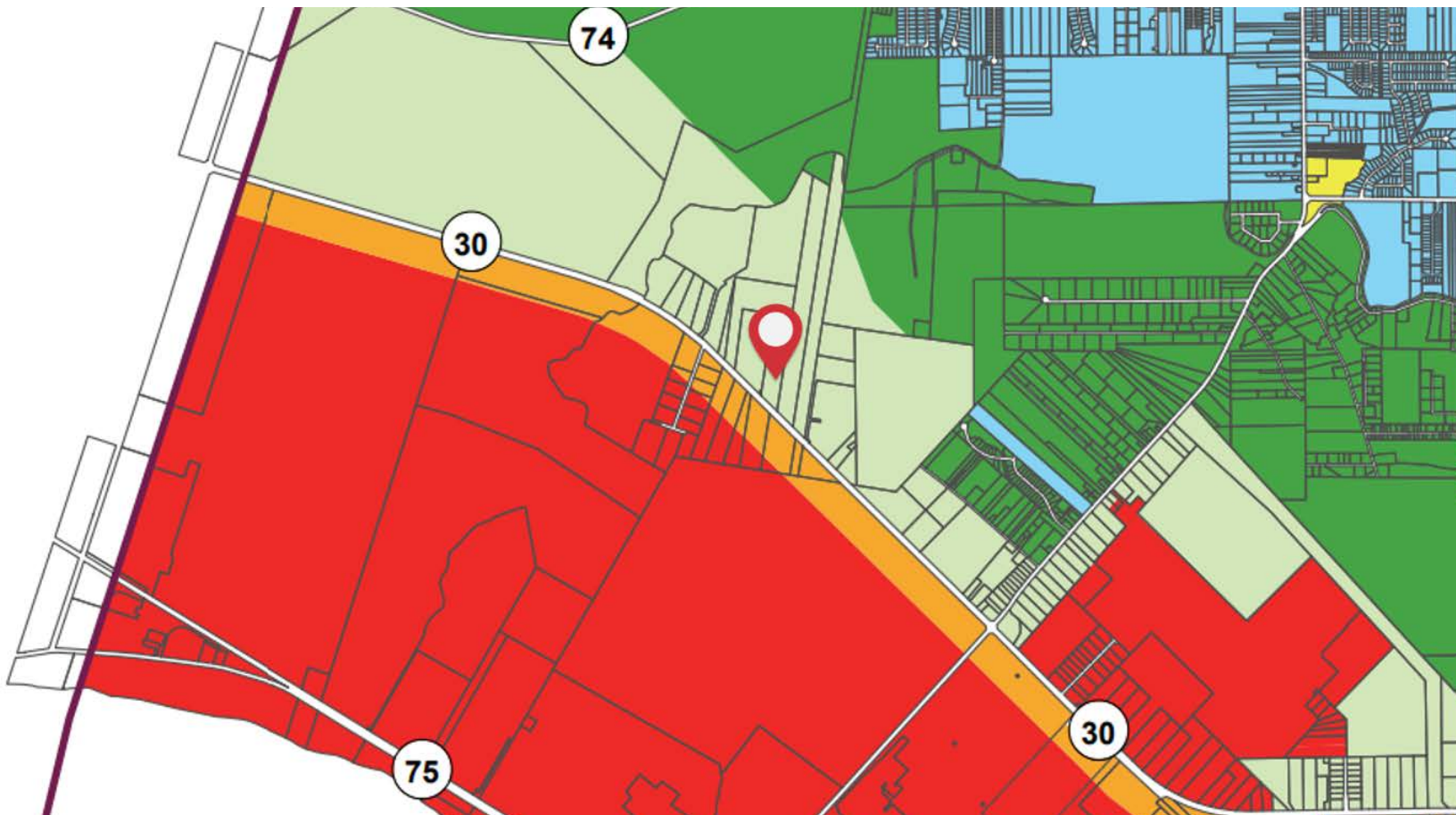




# Flood And Zoning Maps

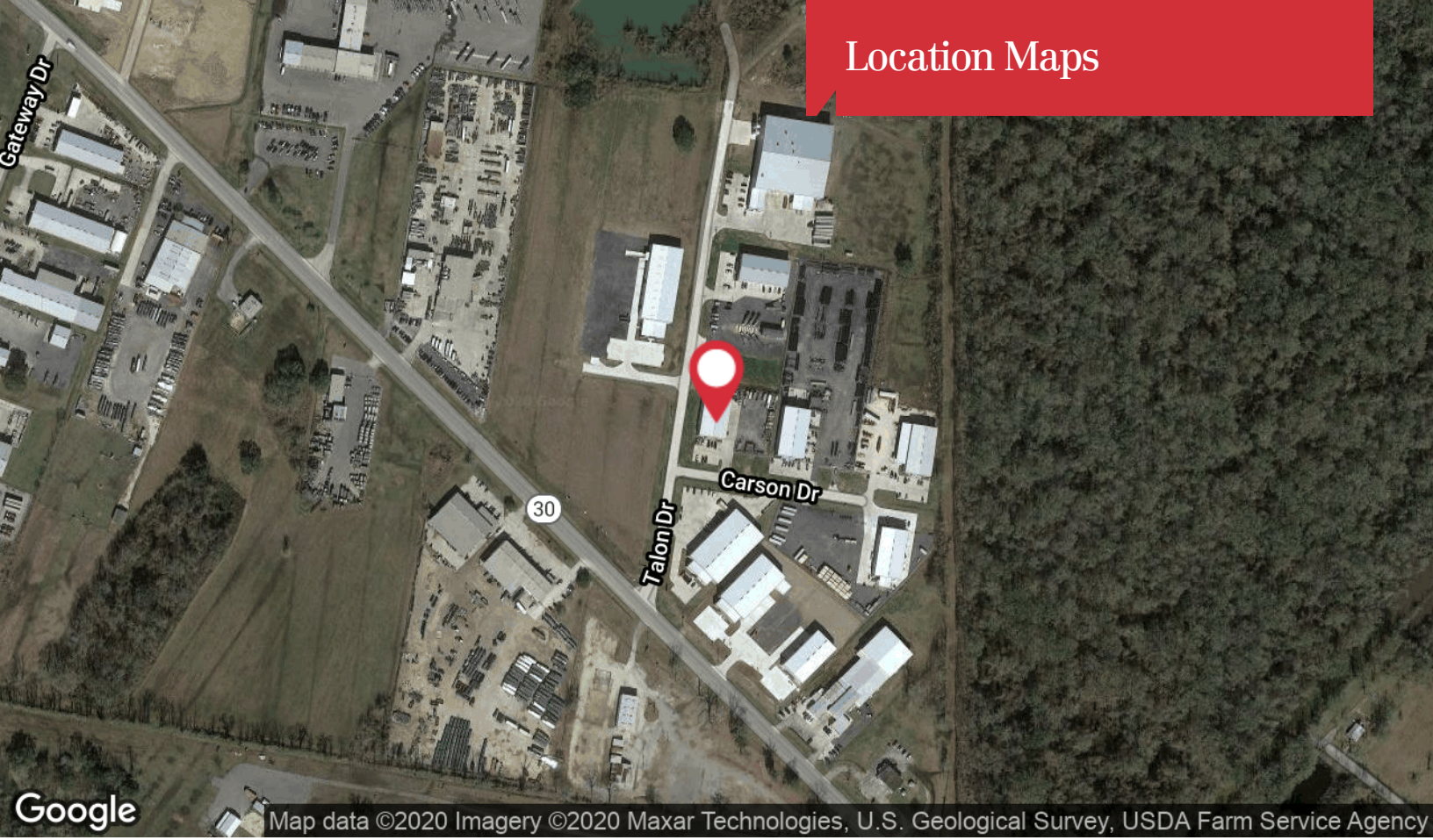


Flood Zone X

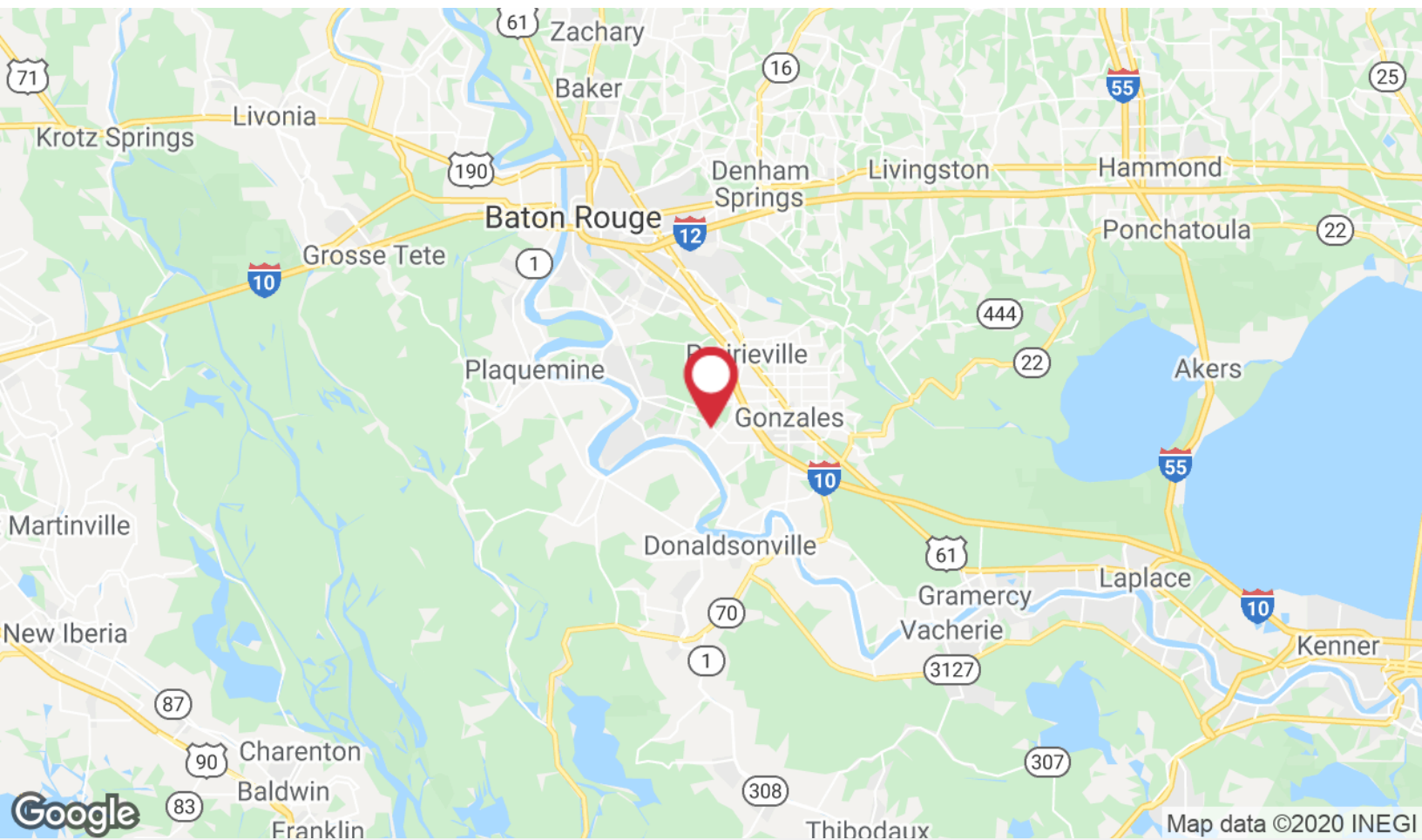


Light Industrial Zoning

# Location Maps



Map data ©2020 Imagery ©2020 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency



Map data ©2020 INEGI