



Subject property to be constructed, image of similar building

Industrial Lease Space in Calcasieu Industrial Park

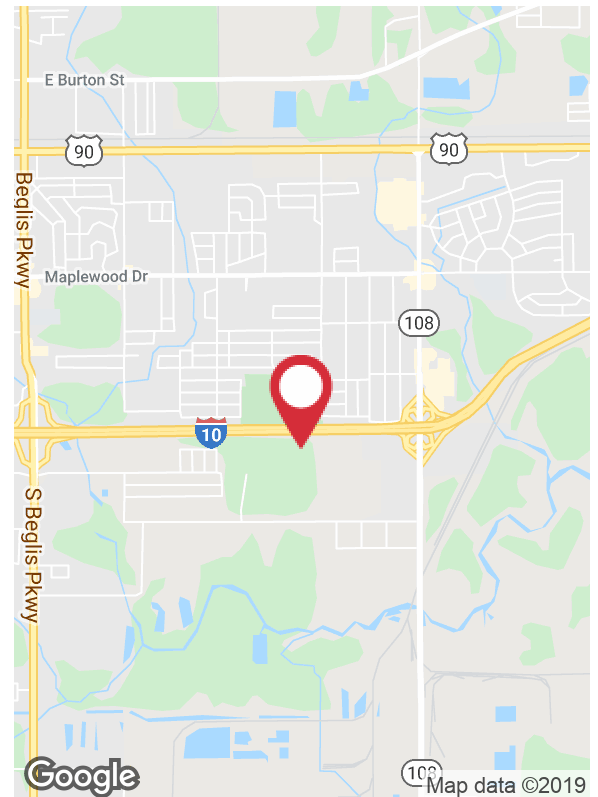
TBD Calcasieu Industrial Drive, Sulphur, Louisiana 70665

Property Highlights

- ±12,500 SF office/warehouse space available in Calcasieu Industrial Park -- a 100 acre Industrial Development on Interstate 10
- Building total square footage is scalable up to 20,000 SF
- Build-out allowance included for office space of up to 10% of total square footage
- Land to building ratio of approximately 6.5:1
- 6' high security fence around perimeter
- Warehouse to have two overhead doors (18'x18') and a 26' eave height
- Full building specs available upon request
- Surrounding lots available for sale or lease (contact listing agent for details)

Lease Rate

\$12.50 SF/yr (NNN)



For more information

Andrew Vanchiere, CCIM, SIOR

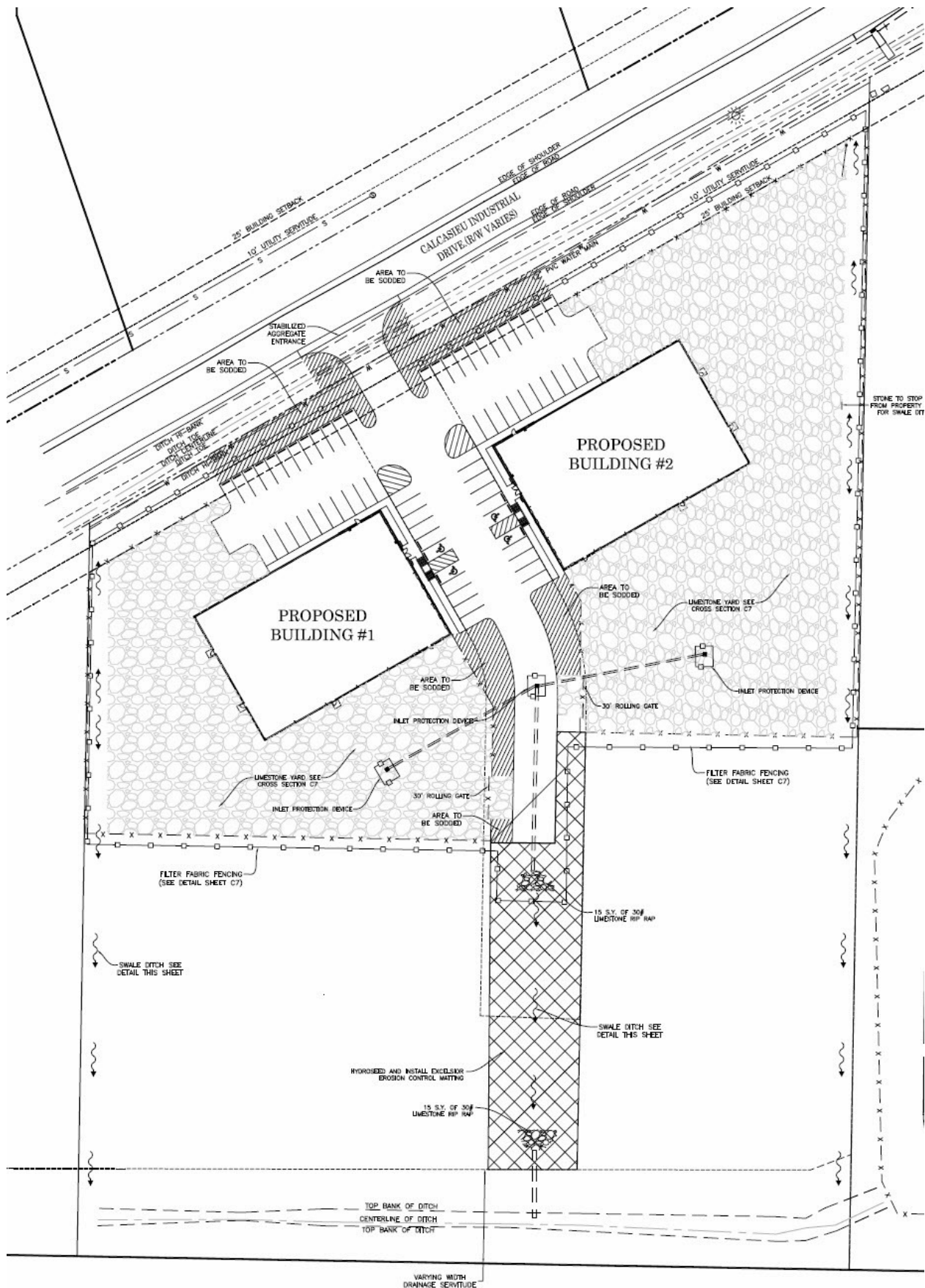
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CALL OR EMAIL FOR MORE INFORMATION

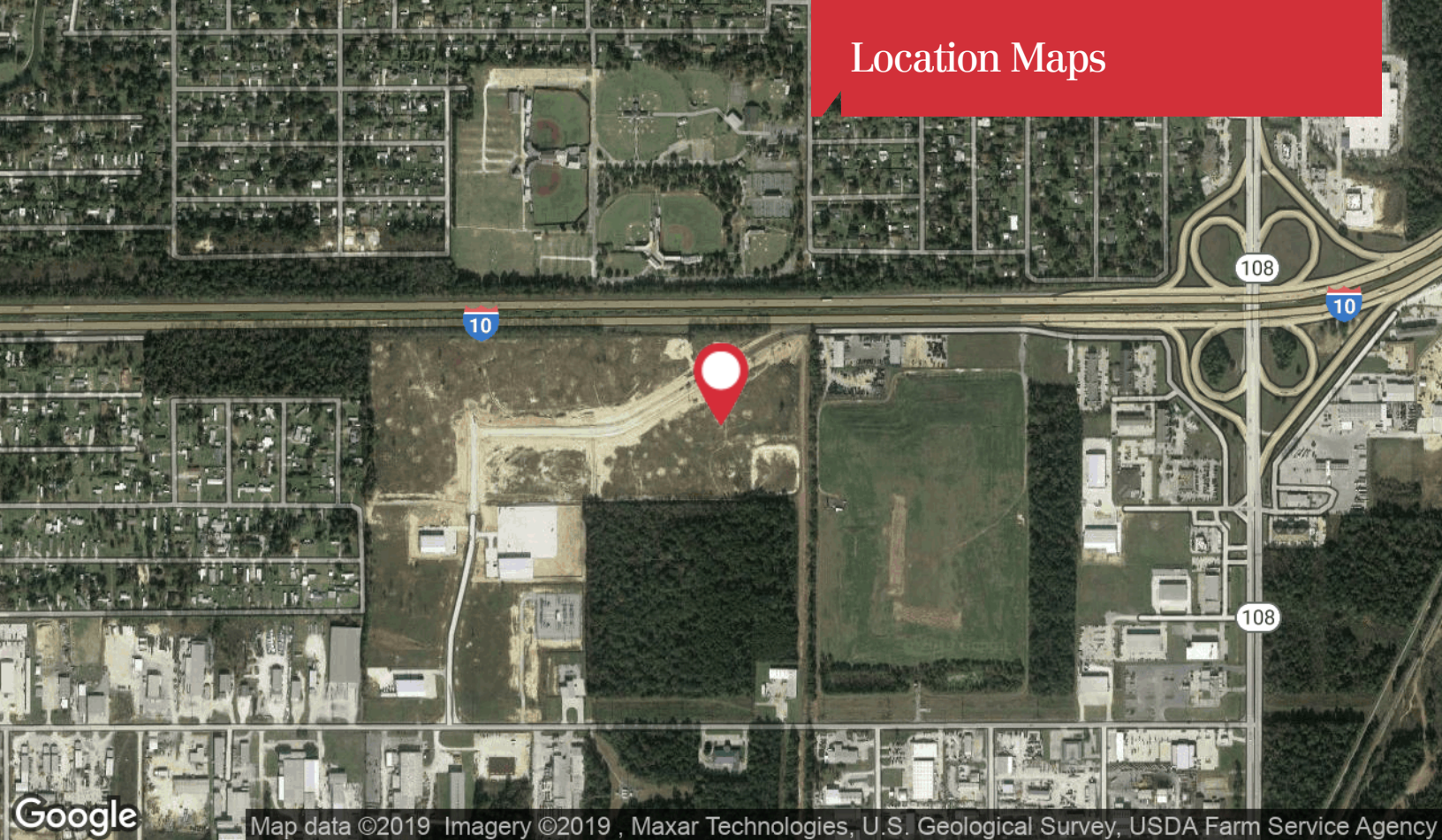
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Site Plan



Location Maps



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