

For Lease

Property Description

Four separate warehouse distribution buildings are available for lease in the Geismar Industrial Park. Located on a 8.27 Acre lot on LA-30 near Highway-73, the subject buildings are in the heart of the Industrial Corridor in Geismar, LA.

Each building ranges in size from 8,800 to 12,100 square feet for a total of 41,600 available square feet. The property includes 66 spaces of concrete parking with an adjacent limestone lay down yard.

Property Highlights

- Property located on 8.27 Acres
- 4 Warehouse distribution buildings (A,B,C,D)
- 66 Concrete Parking Spaces
- Adjacent Laydown Yard
- Excellent Location
- Located in the Geismar Industrial Corridor

Available SF

- 5,400 - 41,600 SF

Lot Size

- 8.27 Acres

Lease Rate

- \$9.50 SF/yr (NNN)

Building Size

- 41,600 SF



Overview

Aerial

Site Plan

Demographics

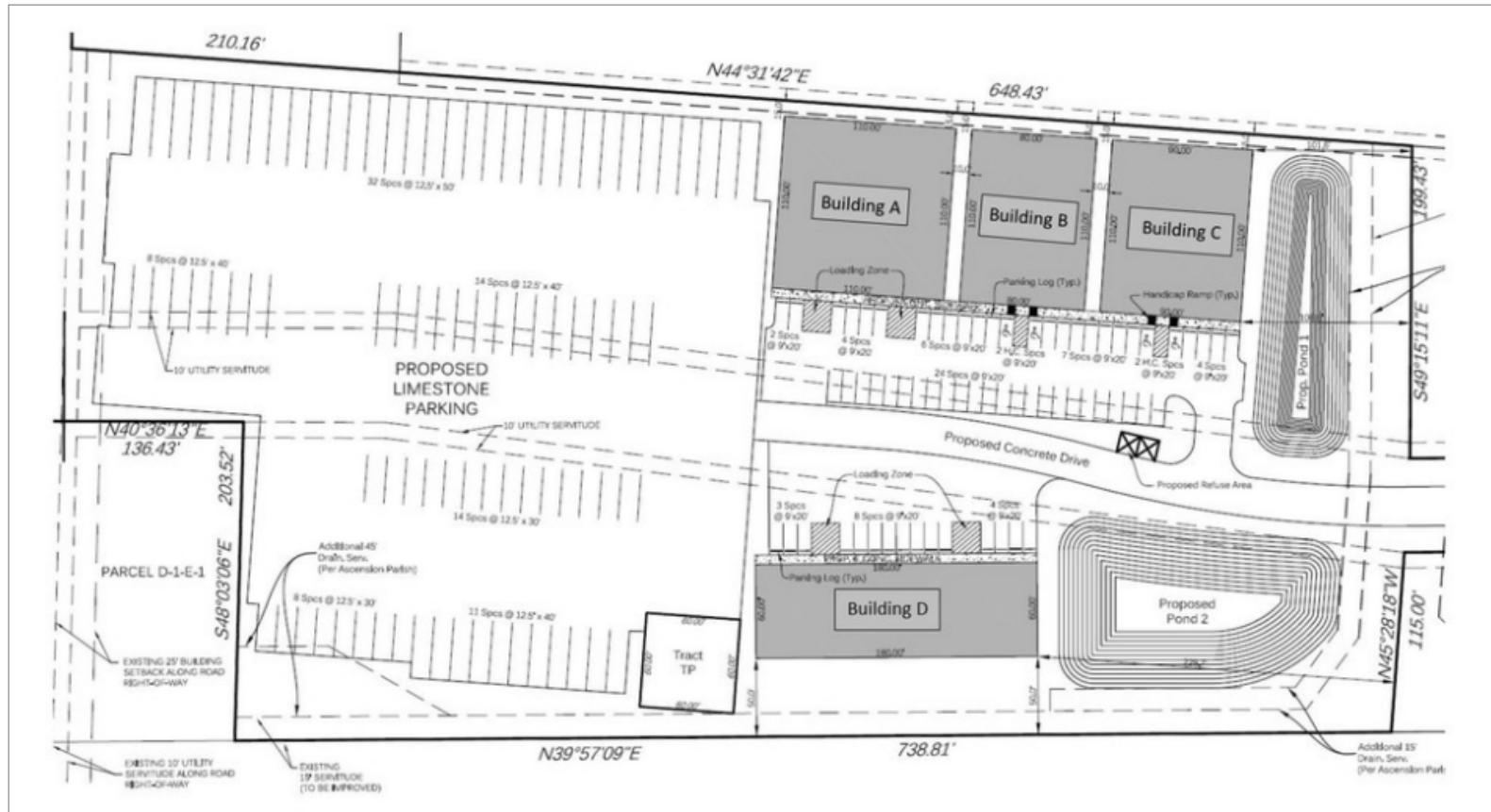


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Space	Space Use	Lease Rate	Lease Type	Size (SF)	Term
Building A	Warehouse/Distribution	\$9.50 SF/yr	NNN	6,050 - 12,100 SF	Negotiable
Building B	Warehouse/Distribution	\$9.50 SF/yr	NNN	4,400 - 8,800 SF	Negotiable
Building C	Warehouse/Distribution	\$9.50 SF/yr	NNN	4,950 - 9,900 SF	Negotiable
Building D	Warehouse/Distribution	\$9.50 SF/yr	NNN	5,400 - 10,800 SF	Negotiable

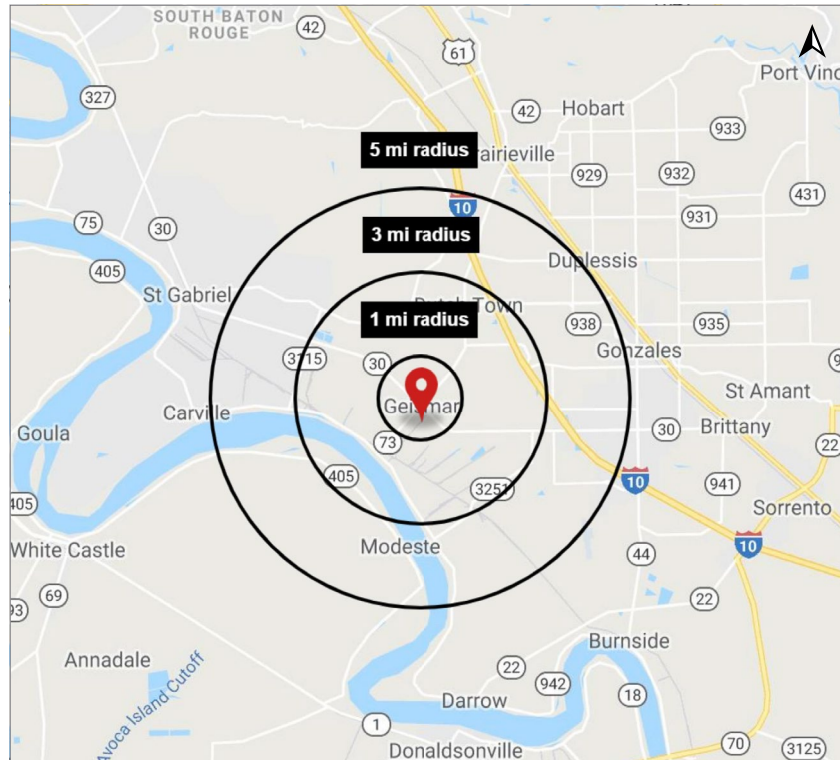
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Demographic Map



Traffic Counts (ADT 2018)



2019 Demographics

	1 mi.	3 mi.	5 mi.
Population	228	9,004	29,345
Avg. HH Income	\$77,762	\$83,852	\$82,925