

± 12,000 SF  
INDUSTRIAL FOR LEASE



35260 HIGHWAY 30  
GEISMAR, LA 70734

**CBRE**

35260 HWY 30  
TALON INDUSTRIAL PARK





# PROPERTY OVERVIEW

## Property Highlights

- $\pm$  12,000 SF Free-Standing Office Warehouse fronting Hwy 30
- $\pm$  2,000 SF of Office Space with 6 Private Offices and Industry Standard Amenities (Lobby/Reception, M/W Restrooms, Break Room, Conf Room, etc.)
- Clear Span Warehouse with 26 ft. Eaves
- Three (3) Grade Doors – Two (2) Docks (1 Door & 1 Exterior Loading Area)
- Auxiliary Outdoor Storage
- 3-Phase Electric
- Located within Talon Industrial park in Geismar, LA – Major Petrochemical Hub

**AVAIL SPACE:**

**$\pm$  12,000 SF**

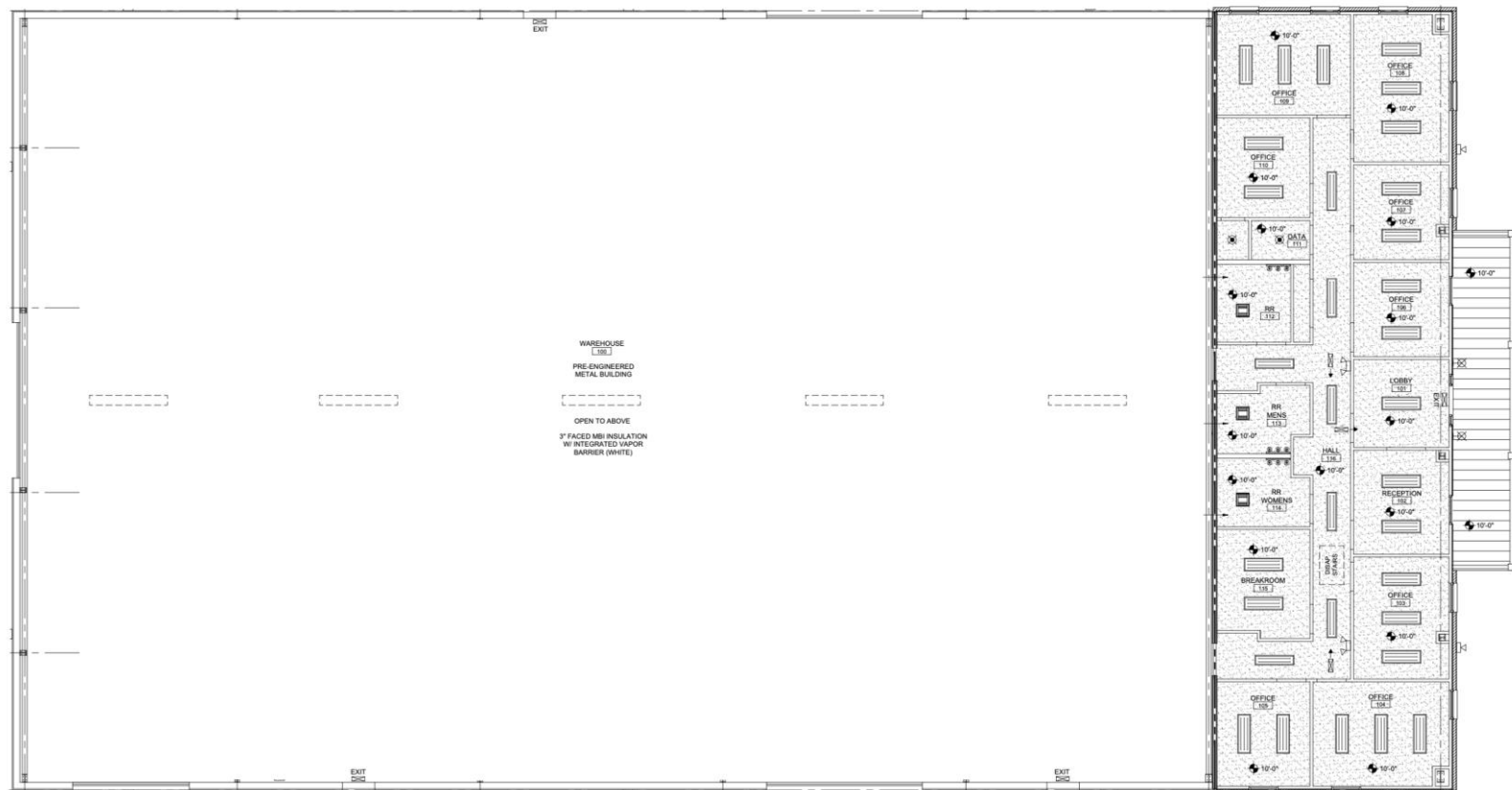
**LEASE RATE:**

**\$12.95 PSF**

**STRUCTURE:**

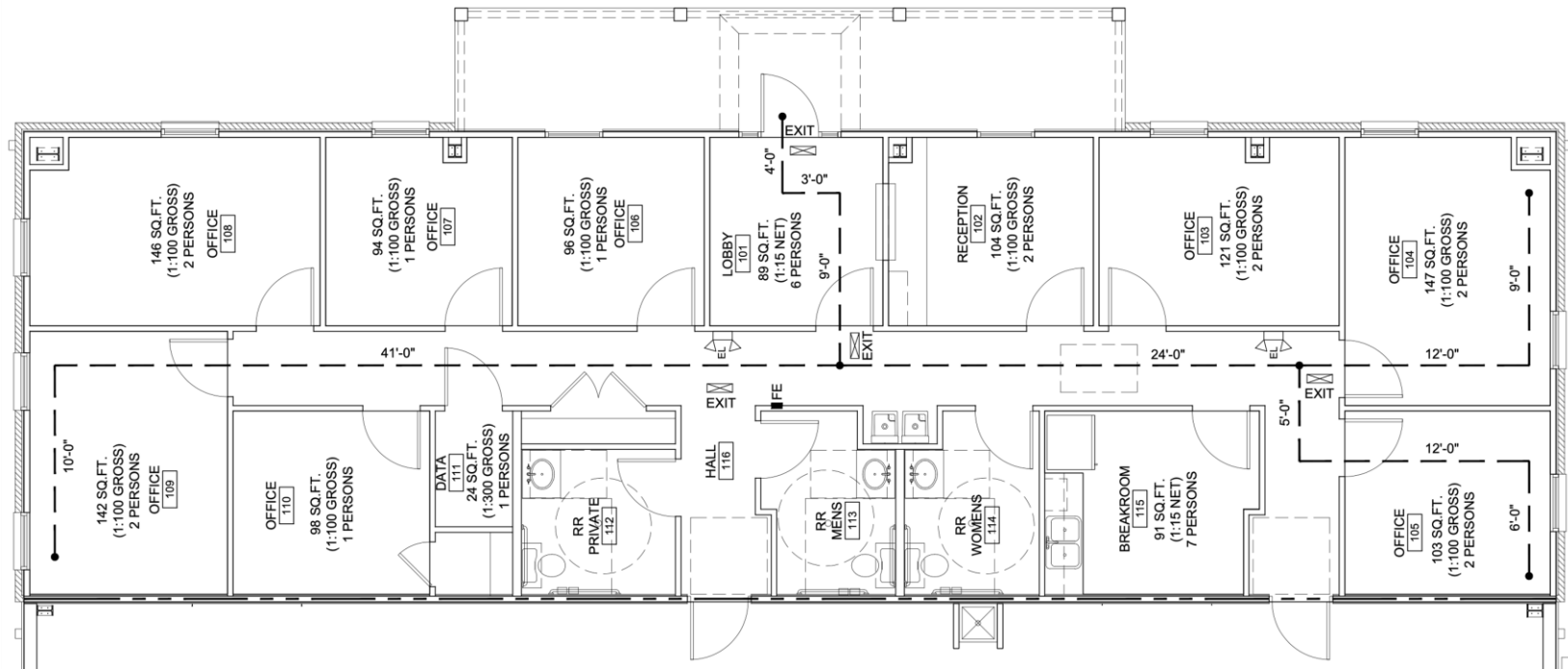
**NNN**

# FLOOR PLAN



±12,000 SF

# OFFICE PLAN



±2,000 SF

The site plan illustrates the layout of Tract 'D-1-A-1-B', which is 2.87 acres (123,026 sq. ft.). The plan shows existing buildings, parking areas, and proposed new buildings and parking. Key features include:

- Setbacks:** 20' rear setback, 10' side yard setback, and 25' front setback.
- Dimensions:** Lot dimensions are 345.30' (S44 51' 37"W) and 363.47' (S45 08' 13"E). The proposed building footprint is 148'-7" wide and 100'-0" deep.
- Proposed Development:** A new building with a 20' rear setback and 10' side yard setback. The building footprint is 148'-7" wide and 100'-0" deep. The building is surrounded by grass and parking areas.
- Existing Features:** Existing buildings, parking areas, and a 25' front setback.
- Utility and Access:** A 12' utility servitude and a new drive are shown. The plan also indicates the location of the road centerline and LA HWY 30 (120' R/W).

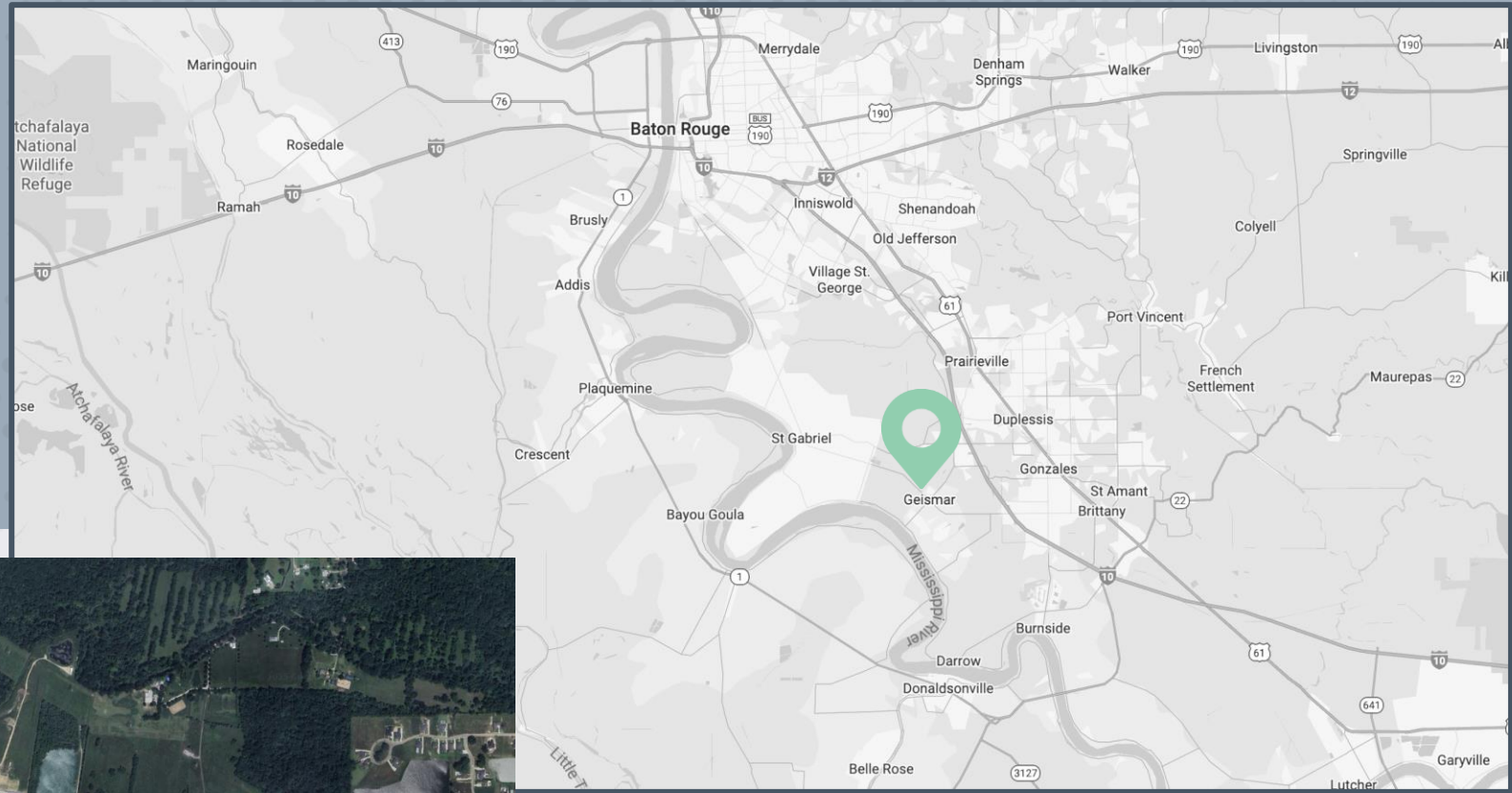


# AERIAL MAP





# LOCATION MAPS



**Prime Location in Major  
Petrochem Corridor**

**Excellent Access via  
Hwy 30, 73, 74 & I-10**

**Direct Frontage & Superb  
Visibility on Hwy 30**

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# 35260 HWY 30 TALON INDUSTRIAL PARK

**MICHAEL CASHIO, SIOR, CCIM**  
Senior Vice President  
+1 225 247 9812  
michael.cashio@cbre.com

**ALEX MCCOLLAM**  
Associate  
+1 832 584 9162  
alex.mccollam@cbre.com

**CBRE**

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