

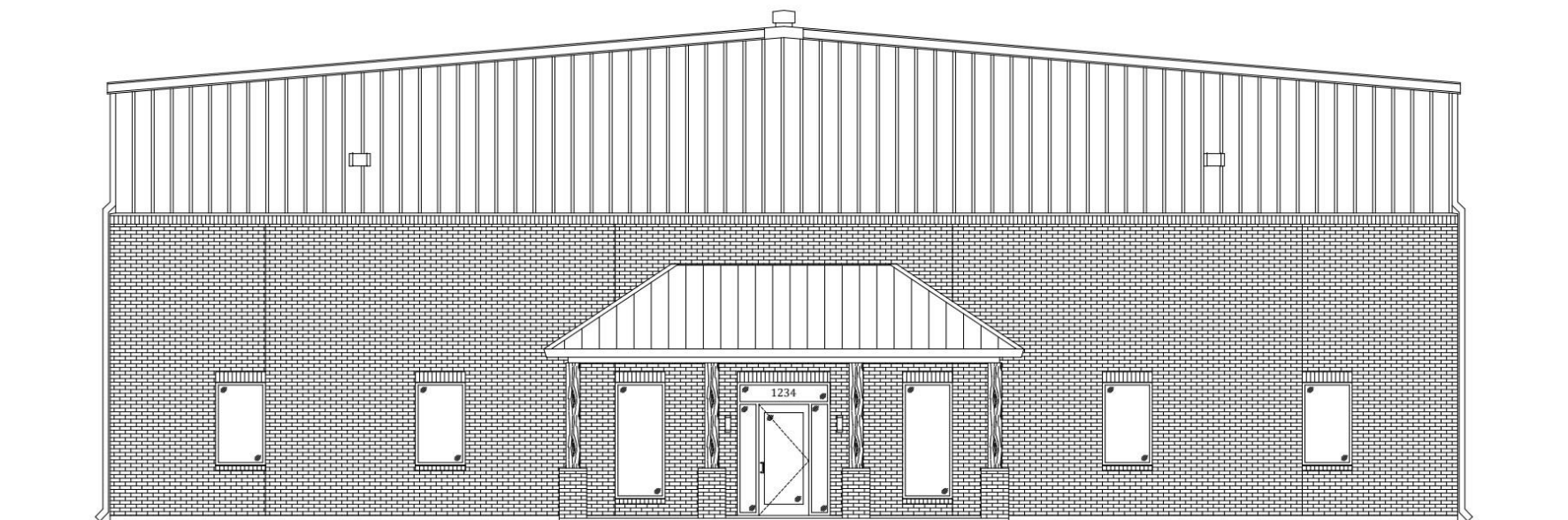
± 12,000 SF  
INDUSTRIAL FOR LEASE



6255 COPPERHEAD RD  
GEISMAR, LA 70734



M-11  
COPPERHEAD INDUSTRIAL PARK

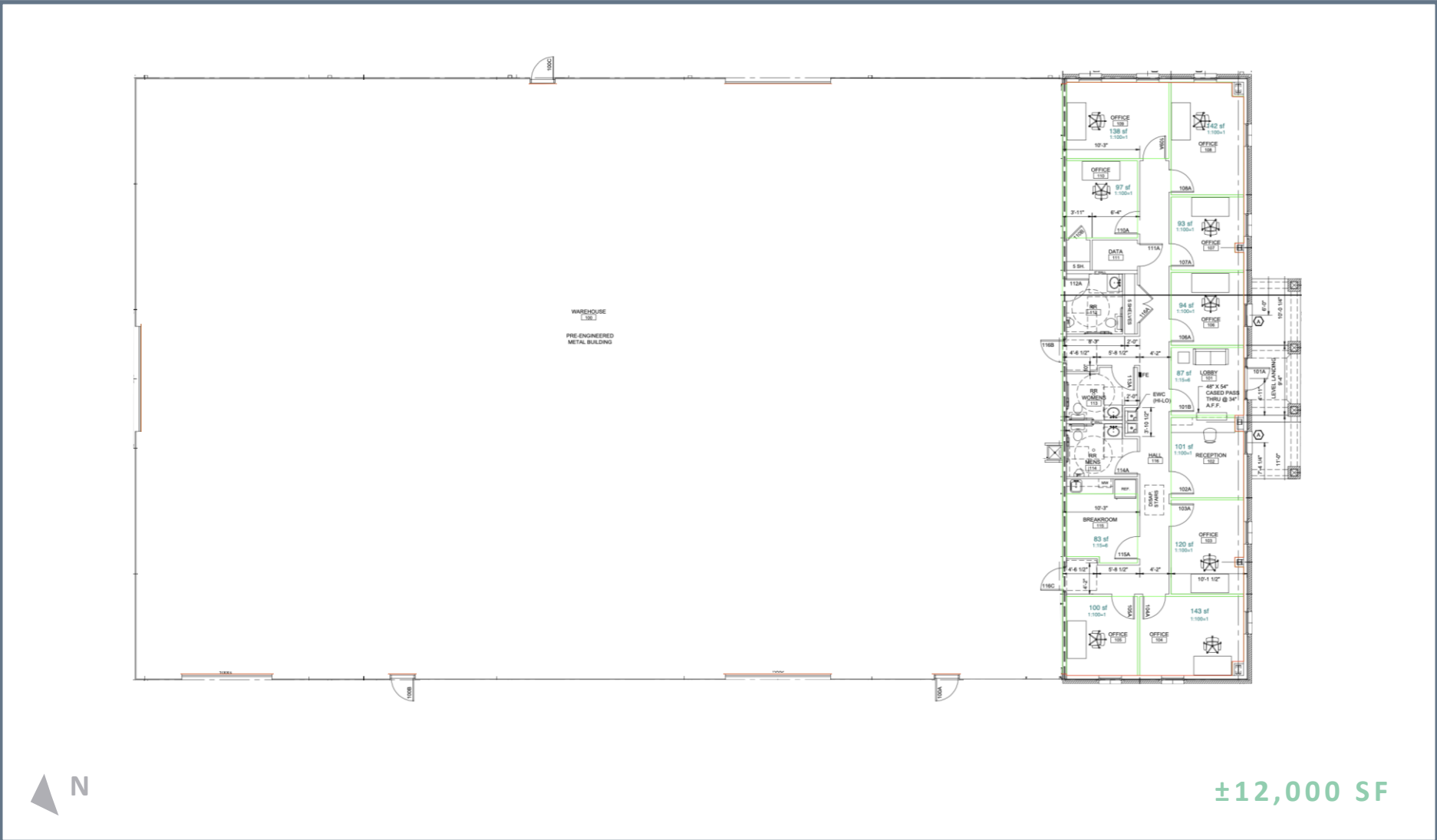


# PROPERTY OVERVIEW

## Property Highlights

- $\pm$  12,000 SF Free-Standing Office/Warehouse Under Construction
- Office Space to-Suit – Standard Build Includes  $\pm$ 2,000 SF with up to 8 Private Offices
- Grade-Level Loading With Potential for Dock-High via Truck Well
- Clear-Span Warehouse with 26 ft. Eaves – 3-Phase Electric
- Located within Copperhead Industrial Park in Geismar, LA - Major Petrochemical Development/Production Hub
- Outdoor Storage Yard Available with Additional Acreage to-Suit

AVAIL SPACE:	$\pm$ 12,000 SF
LEASE RATE:	\$12.95 PSF
STRUCTURE:	NNN
EST DELIVERY:	JULY 2026

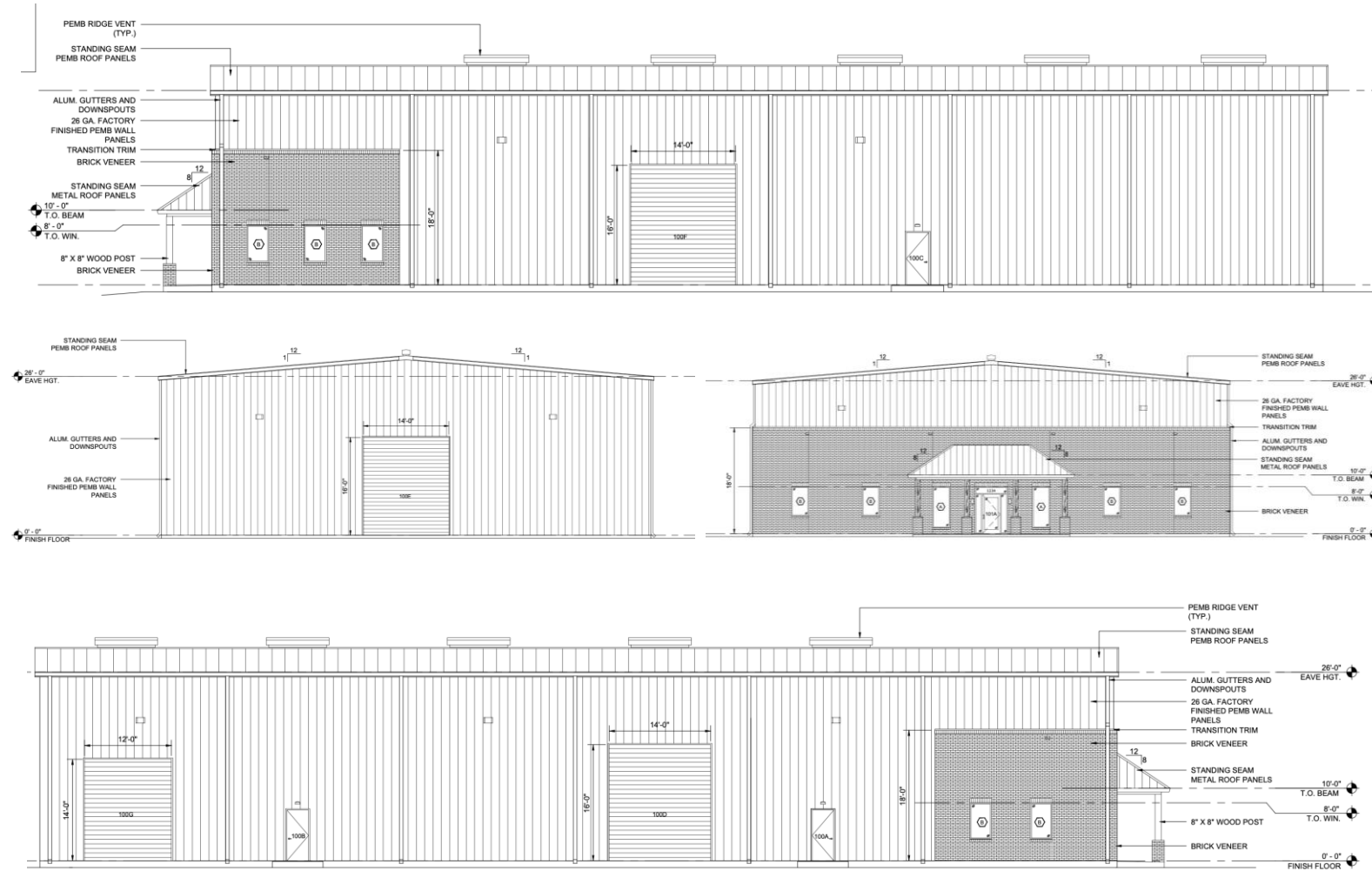


±12,000 SF

[illegible]

## Flexible Office Layout

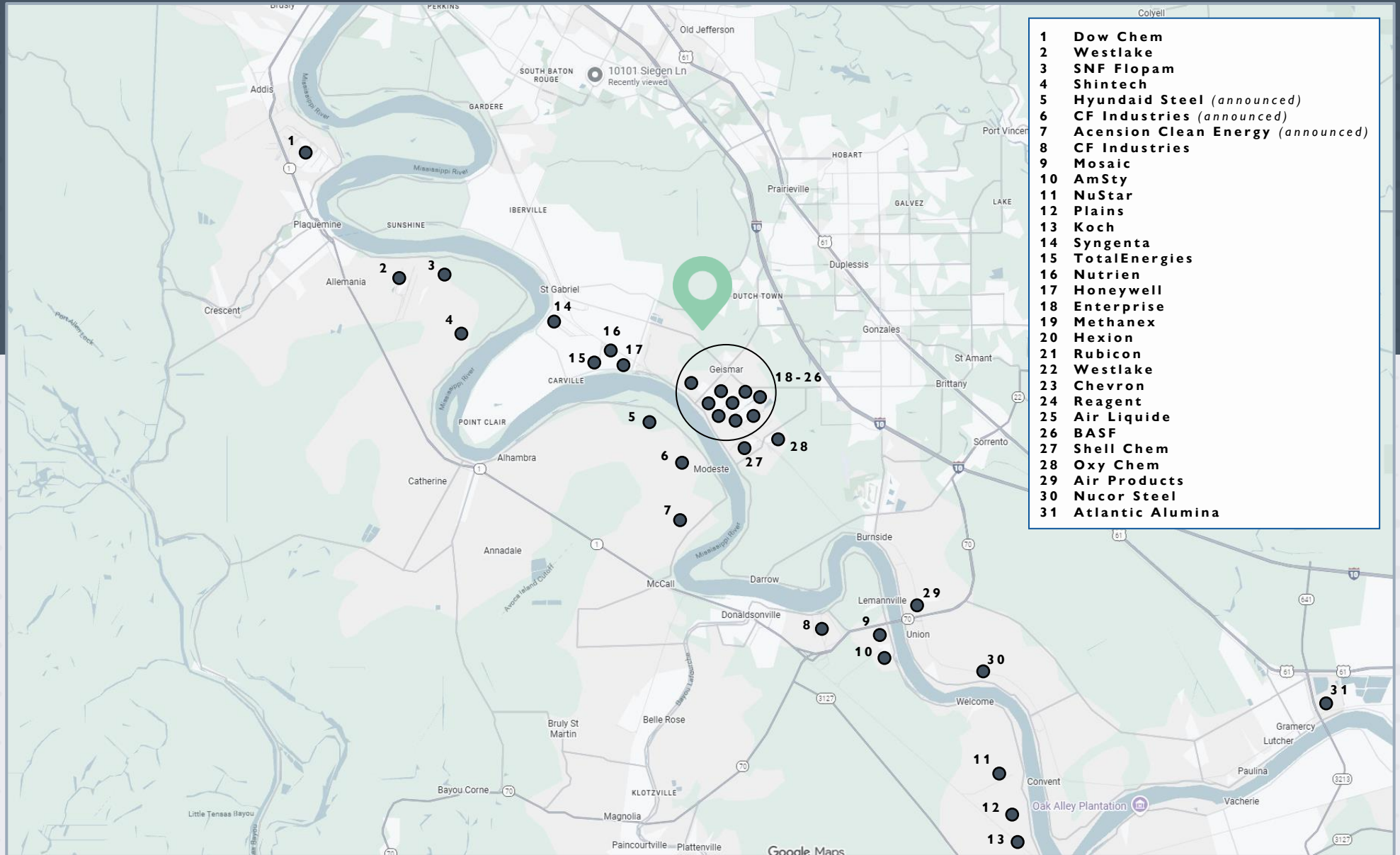
# ELEVATIONS



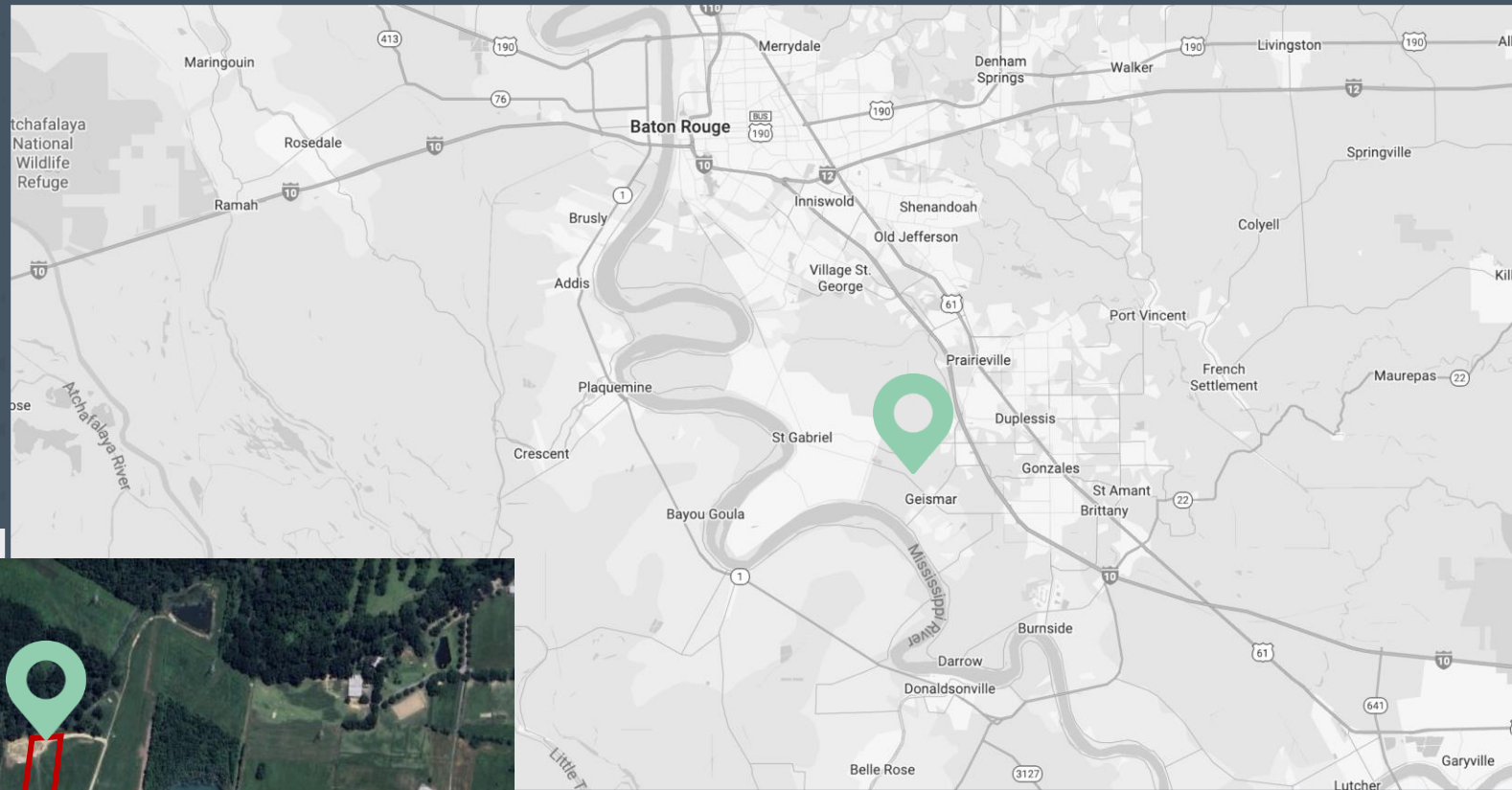
# AERIAL MAP



# LOCAL INDUSTRY



# LOCATION MAPS



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

Heart of Major  
Petrochem Corridor

Scarce Market

6255  
COPPERHEAD RD  
GEISMAR, LA 70734

± 12,000 SF  
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# M-11 COPPERHEAD INDUSTRIAL PARK

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