



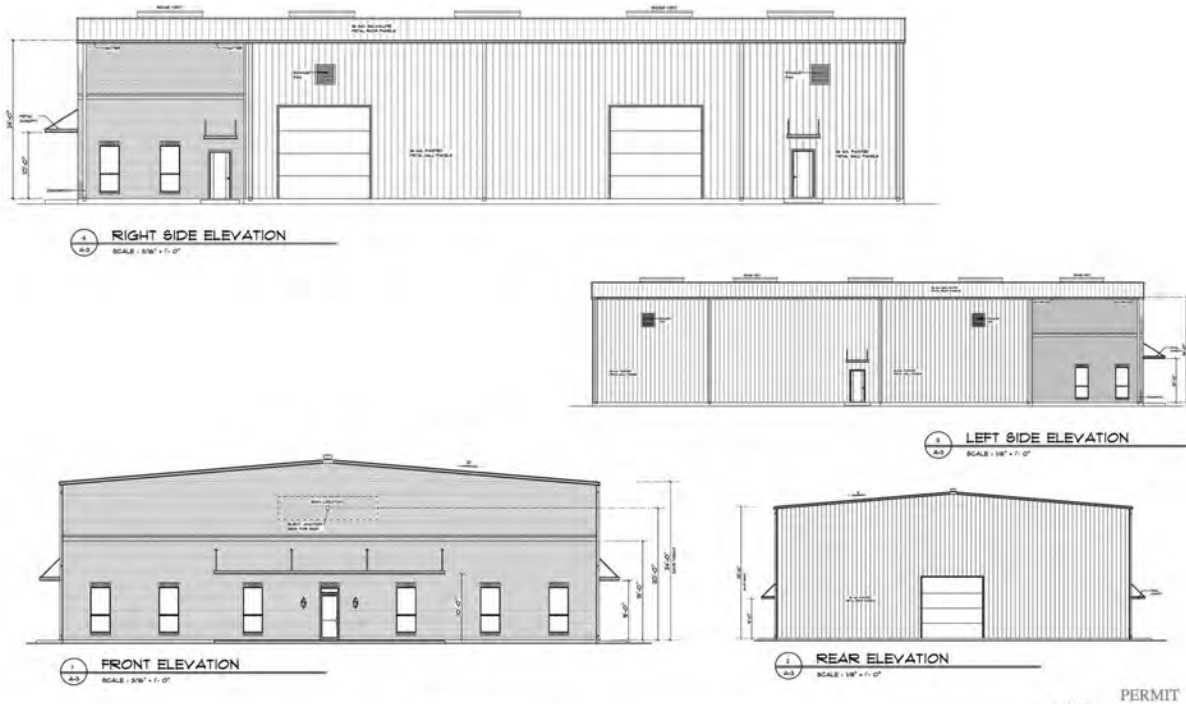
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

INDUSTRIAL FOR LEASE - FTS

OFFICE/WAREHOUSE - UP TO 1/2 ACRE LAYDOWN YARD

34464 TERMINAL CT, GEISMAR, LA 70734

10,000 SF

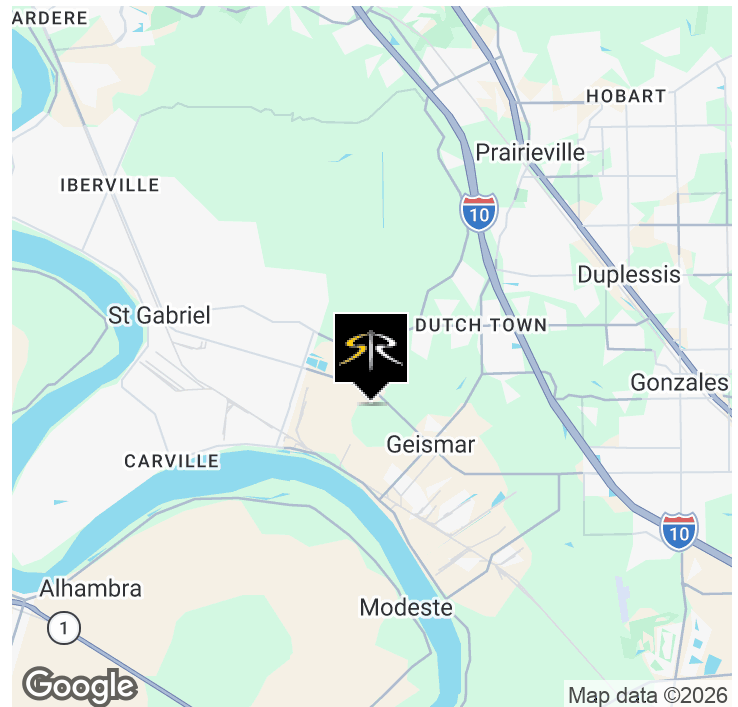


OFFERING SUMMARY

Lease Rate:	\$13 SF/yr (NNN)
Available SF:	10,000 - 30,000 SF
Building 1:	10,000 SF (FTS)
Building 2:	10,000 - 30,000 SF (BTS)
Lot Size:	2.738 Acres
Zoning:	HI (Heavy Industrial)

PROPERTY HIGHLIGHTS

- Office/Warehouse in Gateway Industrial Park off Hwy. 30 in Geismar
- 2 Buildings with approximately 1/2 acre Laydown Yard Each
- **Bldg. 1:** 10,000 SF, **Finish-to-Suit** Office/Warehouse with up to 1/2 ac. Laydown Yard
- **Bldg. 2:** 10,000 - 30,000 SF, **Build-to-Suit** Office/Warehouse with Laydown Yard



BRIAN NICOLICH
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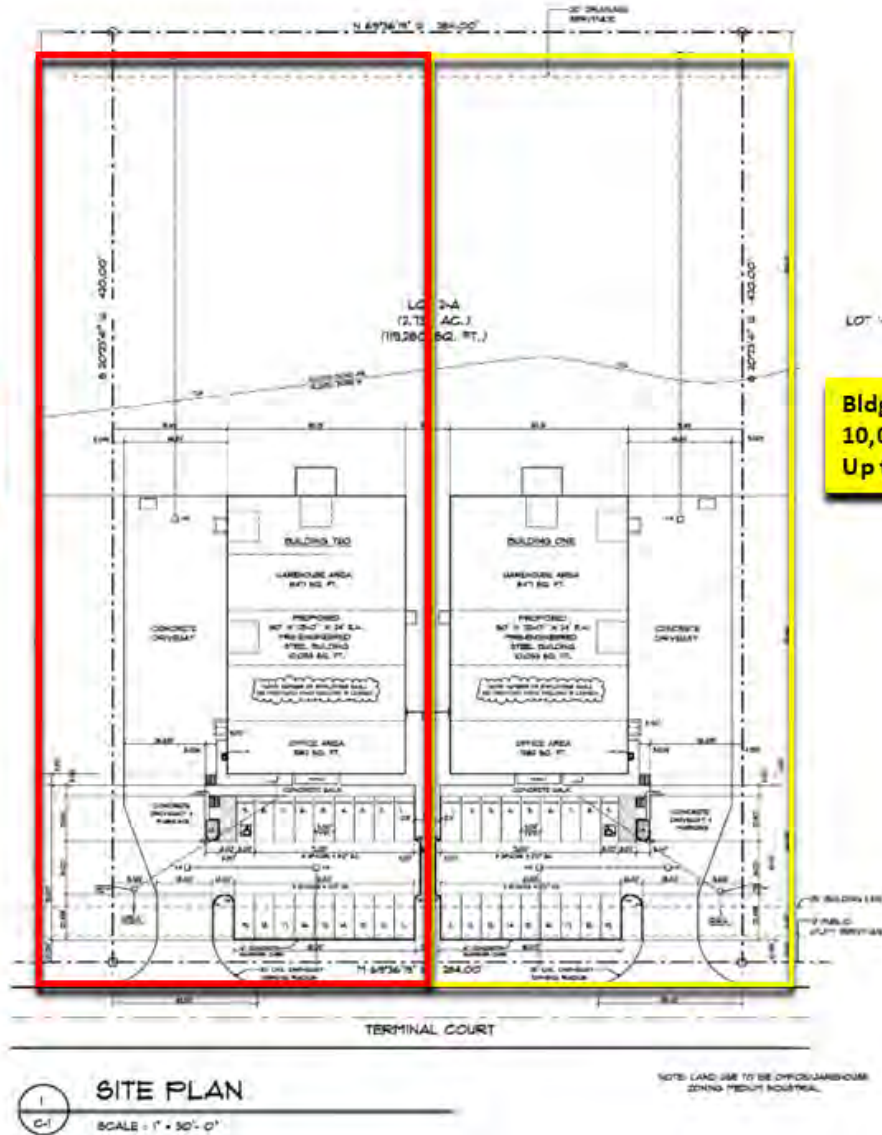


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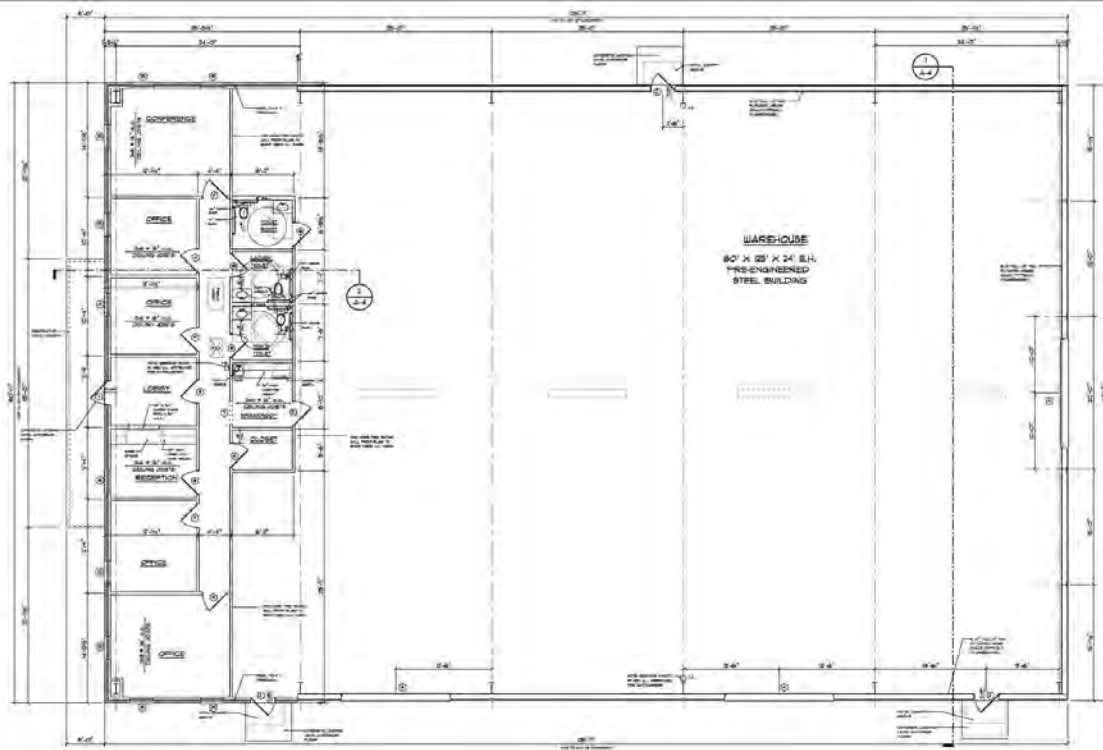


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10,000 SF



FLOOR PLAN
SCALE: 3/8" = 1'-0"

WALL LEGEND

ONE HOUR FIRE RATED
PARTITION - ALL TYPES
STANDARD PARTITION

TYPE VB CONSTRUCTION
NONSPRINKLERED
GROUP B OCCUPANCY - OFFICE
GROUP B-1 OCCUPANCY - STORAGE

APPLICABLE CODES:
- INTERNATIONAL BUILDING CODE 2018 EDITION
- NFPA 10 LIFE SAFETY CODES 2018 EDITION
- NFPA 2018 EDITION
- NFPA 10, NFPA NATIONAL ELECTRICAL CODE 2020
- INTERNATIONAL PLUMBING CODE 2018
- INTERNATIONAL MECHANICAL CODE 2018

FLOOR PLAN

BUILDING PLANS FOR:
LOT 30, LLC - BUILDING ONE
LOT 2-A, SATEBIT INDUSTRIAL PARK
ABENGAIGN PARISH, LA
HADDAD CONSTRUCTION CO.

PERMIT
SET - 03/16/26



LANGLOIS ENGINEERING, INC.
GERARD W. LANGLOIS, P.E.
12041 BROOKDALE AVE, SUITE B
BOSTON, LOUISIANA 70814
PH 225-293-8730 FAX 225-377-1463



FORM NO. 3238
BOS
DATE
SHEET

A-1
OF 4

SQUARE FOOTAGE	
OFFICE AREA	1562
WAREHOUSE AREA	8471
TOTAL AREA	10,033

Terminal Ct. - Bldg. 1: Floor Plan (10,000 SF) Finish to Suit

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