SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

INDUSTRIAL FOR LEASE

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

34464 TERMINAL CT, GEISMAR, LA 70734

10,000 SF

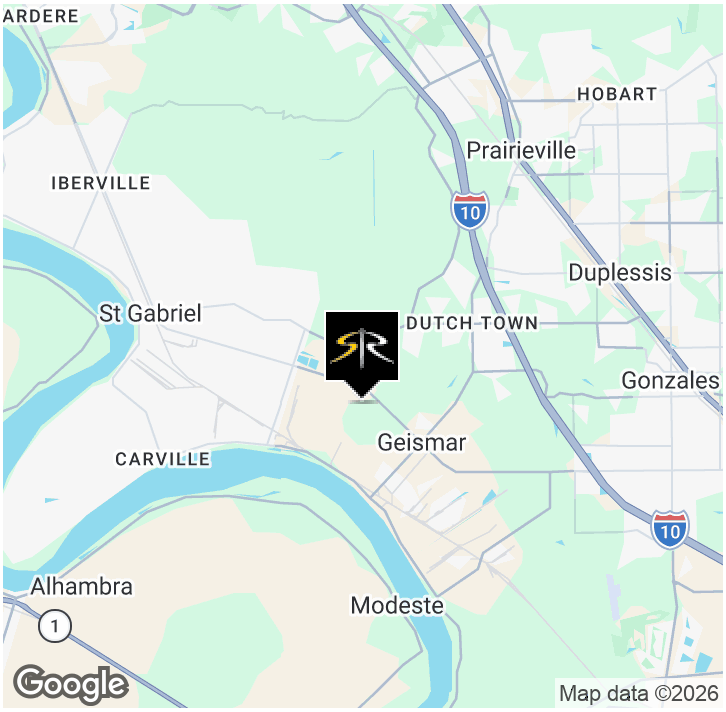


OFFERING SUMMARY

Lease Rate:	**$13 SF/yr (NNN)**
Available SF:	**10,000 - 30,000 SF**
Building 1:	**10,000 SF**
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, 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



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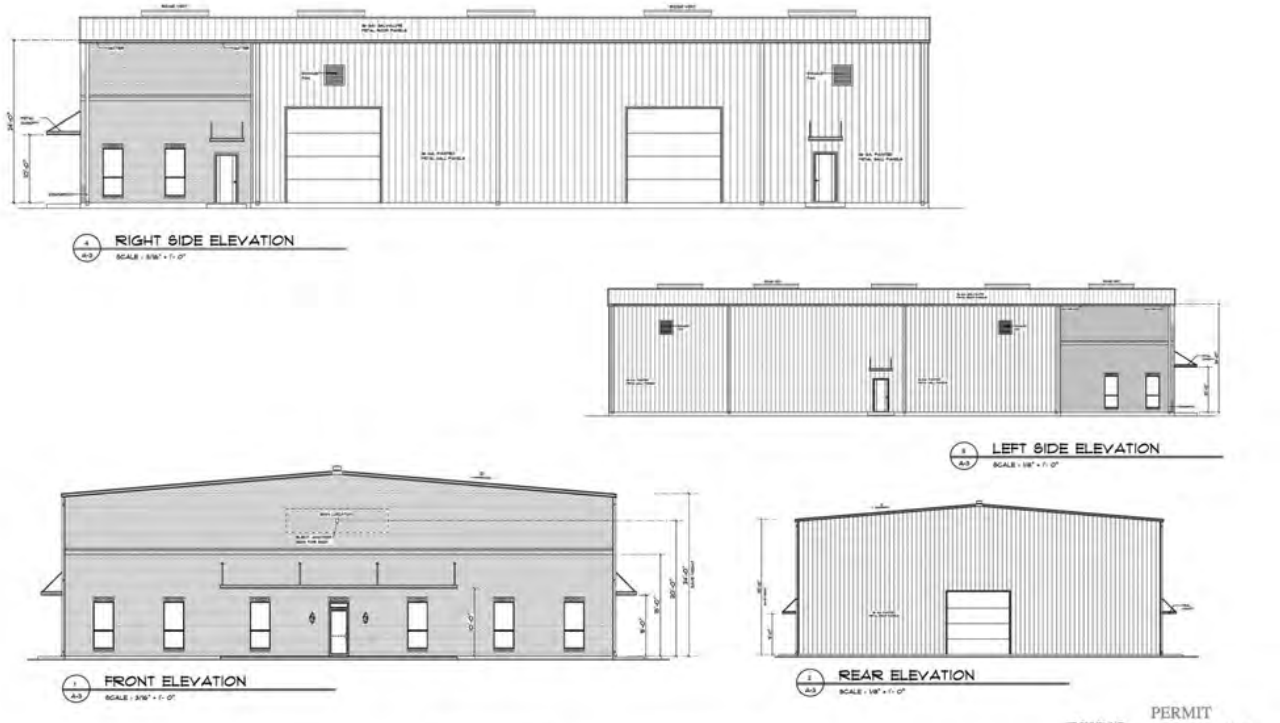

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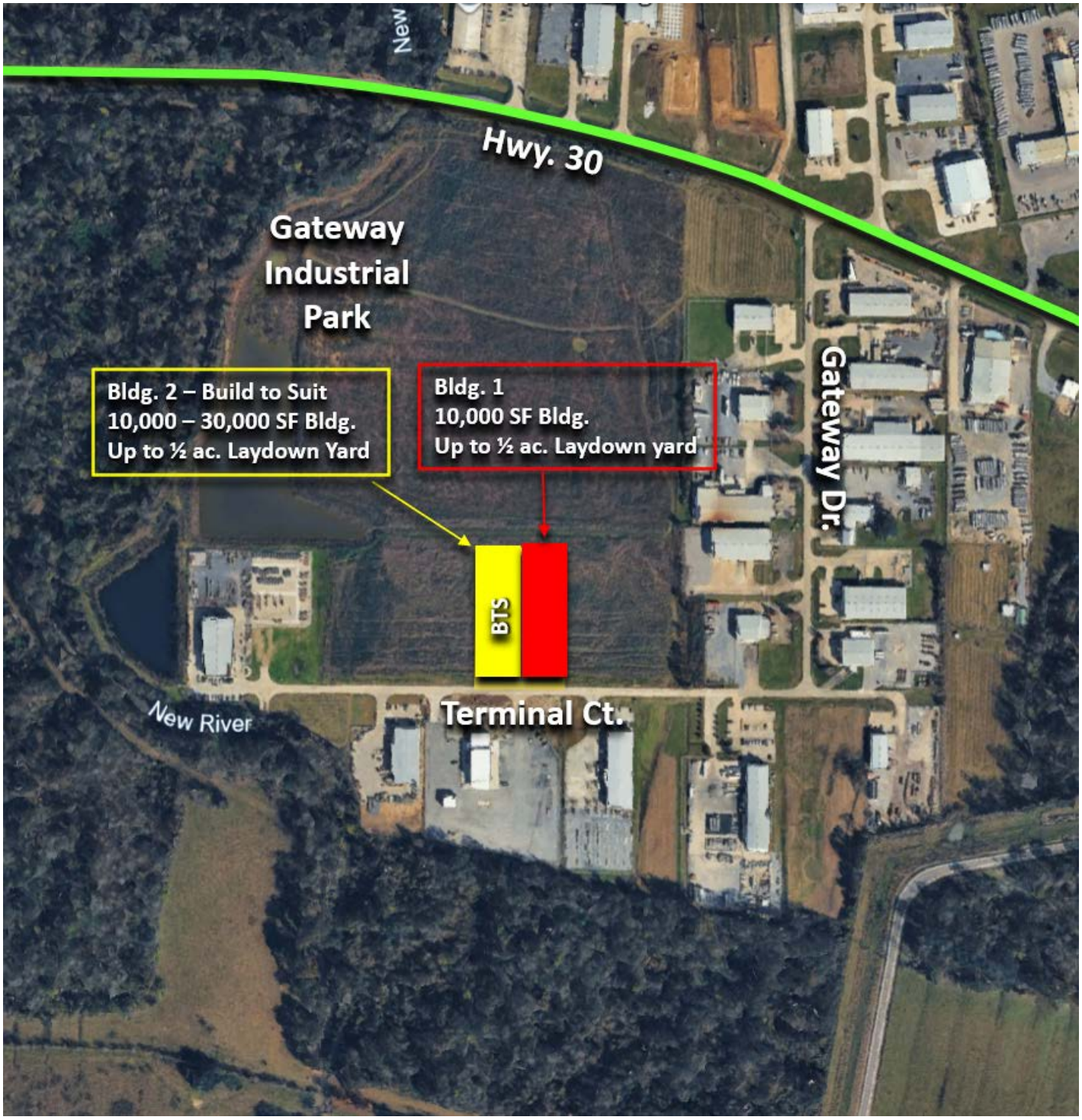

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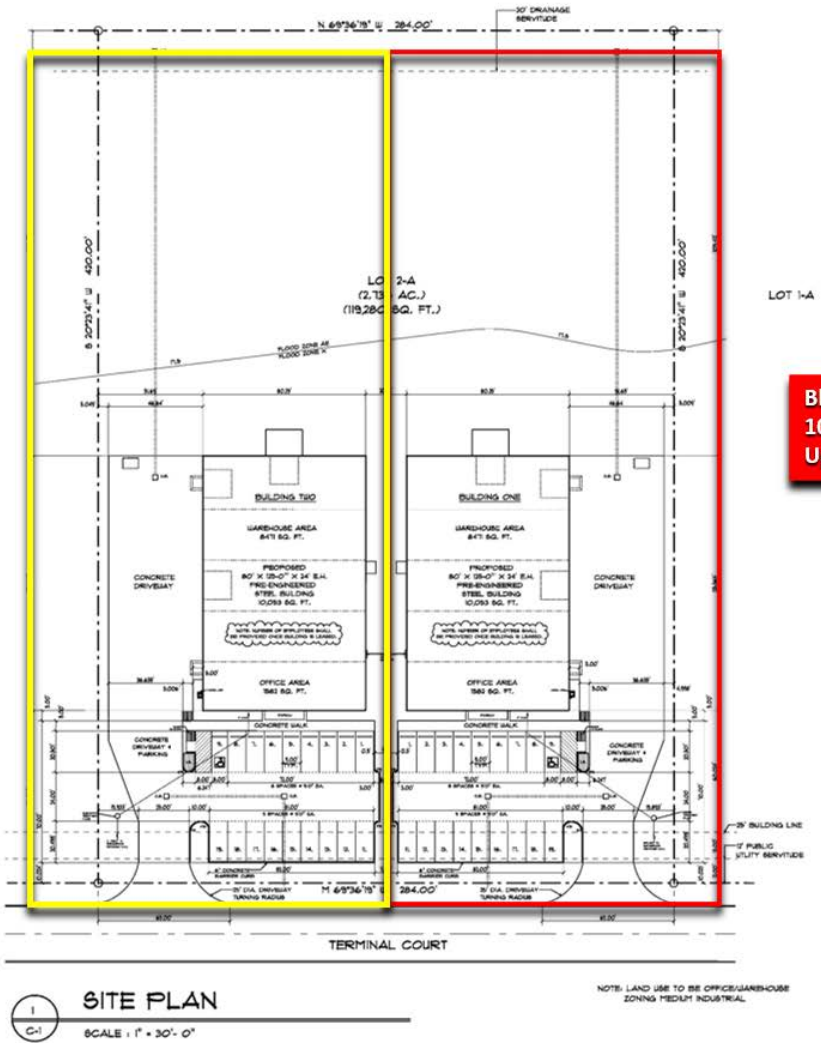
Bldg. 2 – Build to Suit
10,000 – 30,000 SF Bldg.
Up to ½ ac. Laydown Yard



Bldg. 1
10,000 SF Bldg.
Up to ½ ac. Laydown yard

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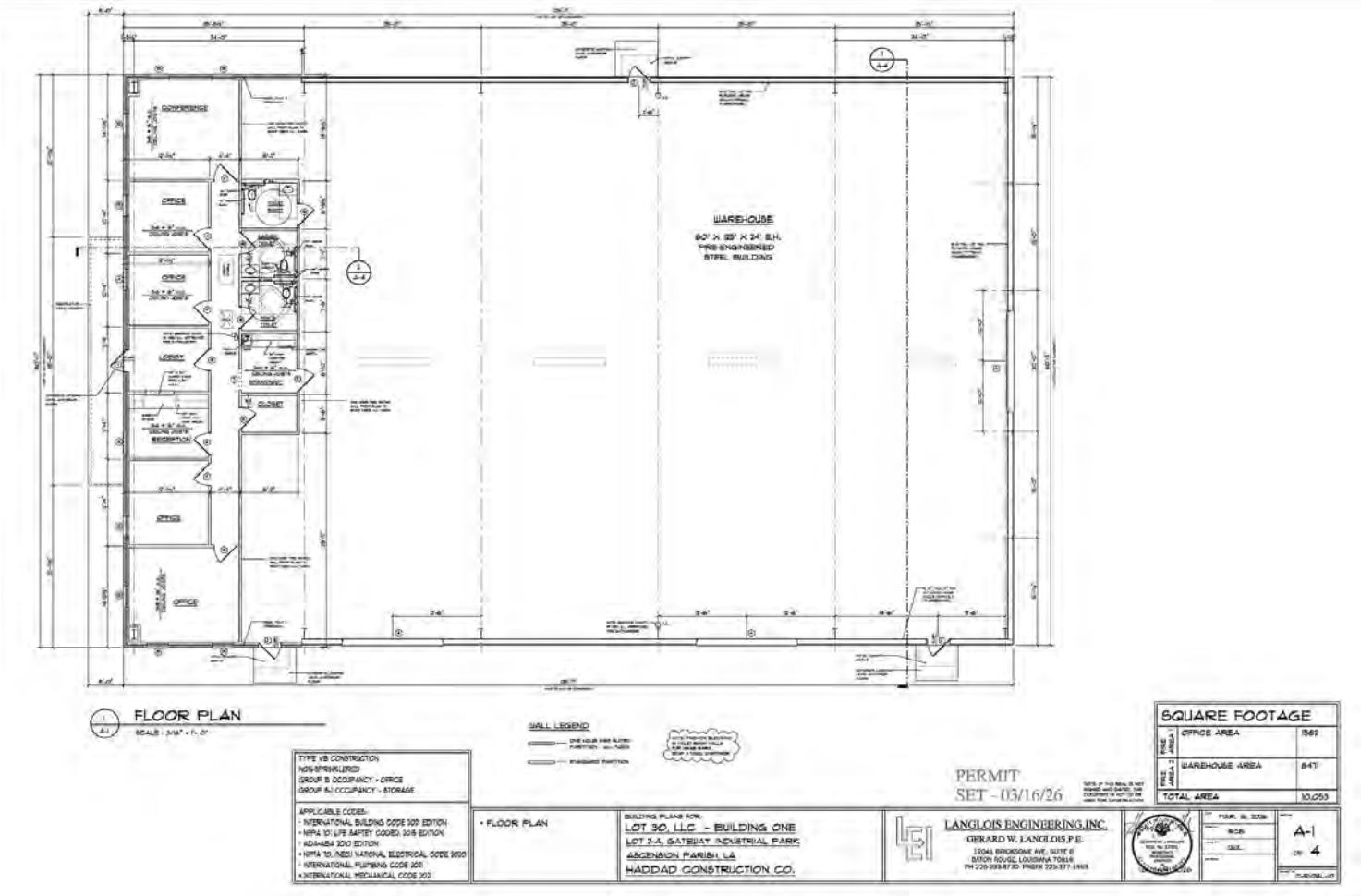

Terminal Ct. - Bldg. 1: Floor Plan (10,000 SF)

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