INDUSTRIAL PROPERTY FOR LEASE

Position your business along highway 90 In Sulphur, approximately 1.5 miles south of I-10, with a versatile property design to accommodate a variety of commercial and Industrial operations. Formerly utilized as a tire and service center, the property features approximately 16,100 SF of usable space, Including office and Insulated warehouse areas with four oversized overhead doors. situated on approximately 2.9 acres with additional land available, this newly renovated facility offers the space, accessibility, and expansion potential to support a growing operation.



2906 E. Napoleon Street
SULPHUR, LA 70663

$12/SF NNN

BUILDING SIZE
Approximately ±16,100 SF
2,100 SF Office
14,000 sf Warehouse

LAND
Situated on ±2.9 Acres
Additional leased land available

BUILDINGS
Two interconnected buildings with side awning

SECURITY
Front gate and fenced property

PARKING
Ample concrete parking and circulation areas

FLEXIBILITY
Four 15'x18' overhead doors
Insulated warehouse
Newly renovated

IDEAL FOR
Corporate headquarters, training centers, emergency operations, governmental agencies, educational users, technology firms, and industrial support operations.

PROPERTY HIGHLIGHTS
- Approximately 2.9 acres of property with additional land avaliable
- Building has 16,100 total usable SF
  - 2,100 SF office space
  - 14,000 SF warehouse with four (4) 15'x18' overhead doors
- Newly renovated building
- Insulated warehouse
- Warehouse/over hang are sprinklered
- Zoned business
- Located within Sulphur city limits

BUILT FOR OPERATIONS. POSITIONED FOR GROWTH.

Whether your business requires a large-sclae warehouse, distribution or service facility, corporate operations center, or a flexible office and Indistrial environment, this newly renovated proprty offers the acreage, Infrastructure, functionality, and expansion potietial to suport your operations today and accomidate future growth.

FOR LEASE: $12/SF NNN

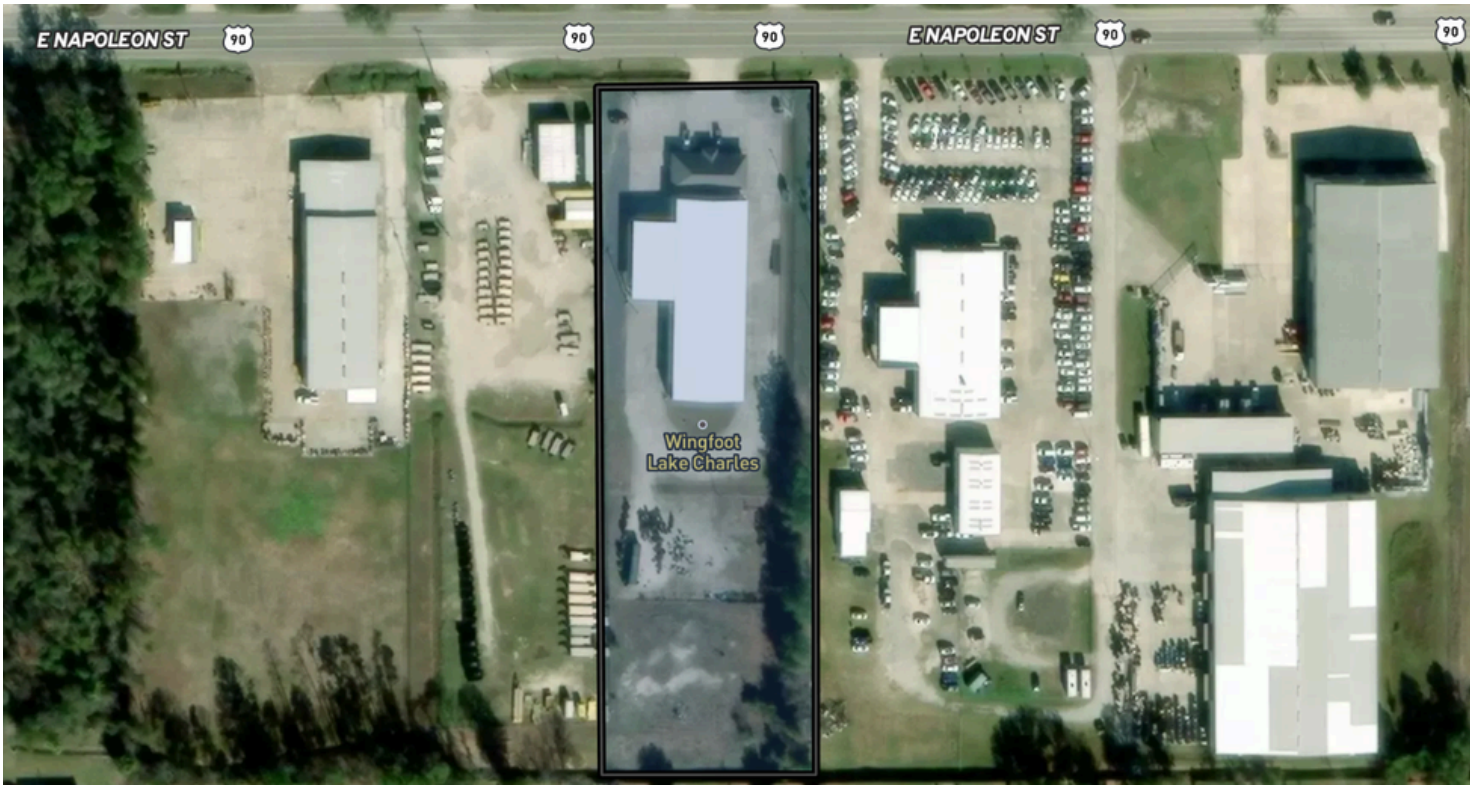
LONG-TERM LEASE OPPORTUNITIES AVAILABLE

For More Information:
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REDD
Development, Construction, Brokerage & Advisory Services

REDD PROPERTIES
1424 Ryan Street

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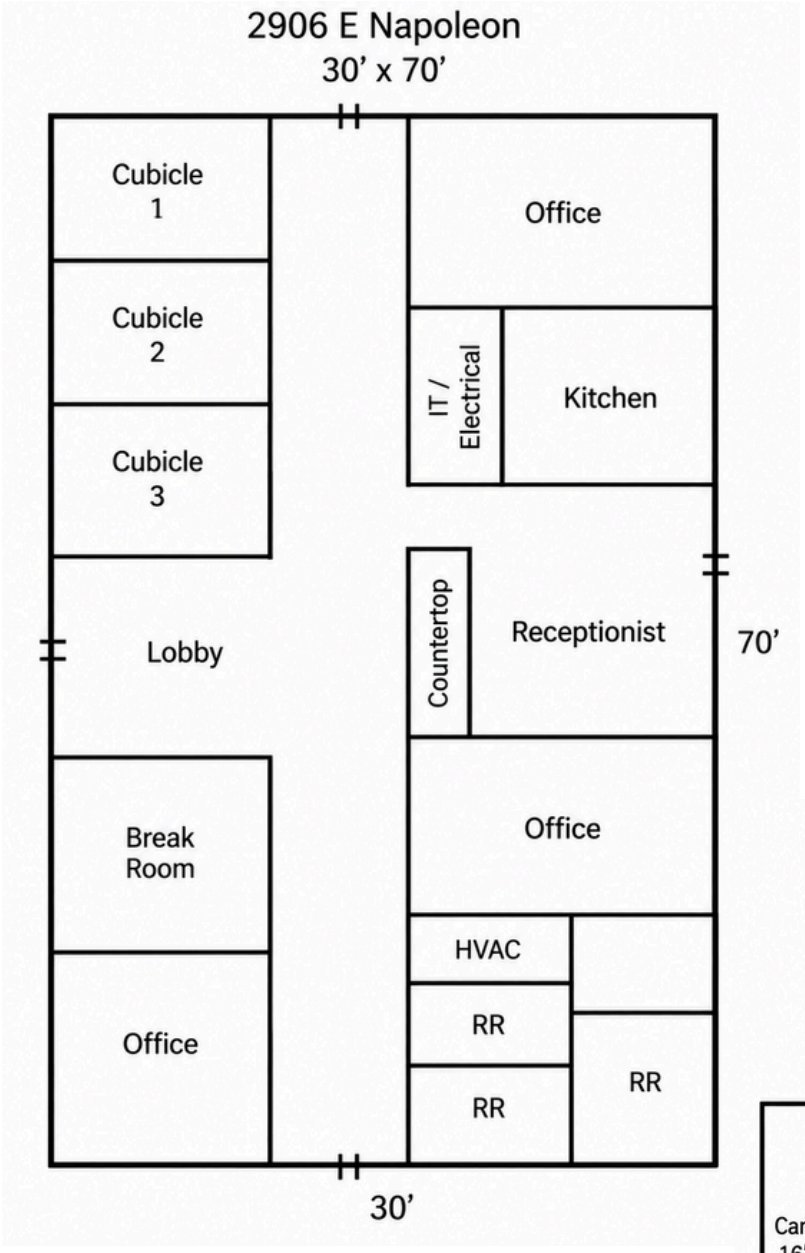


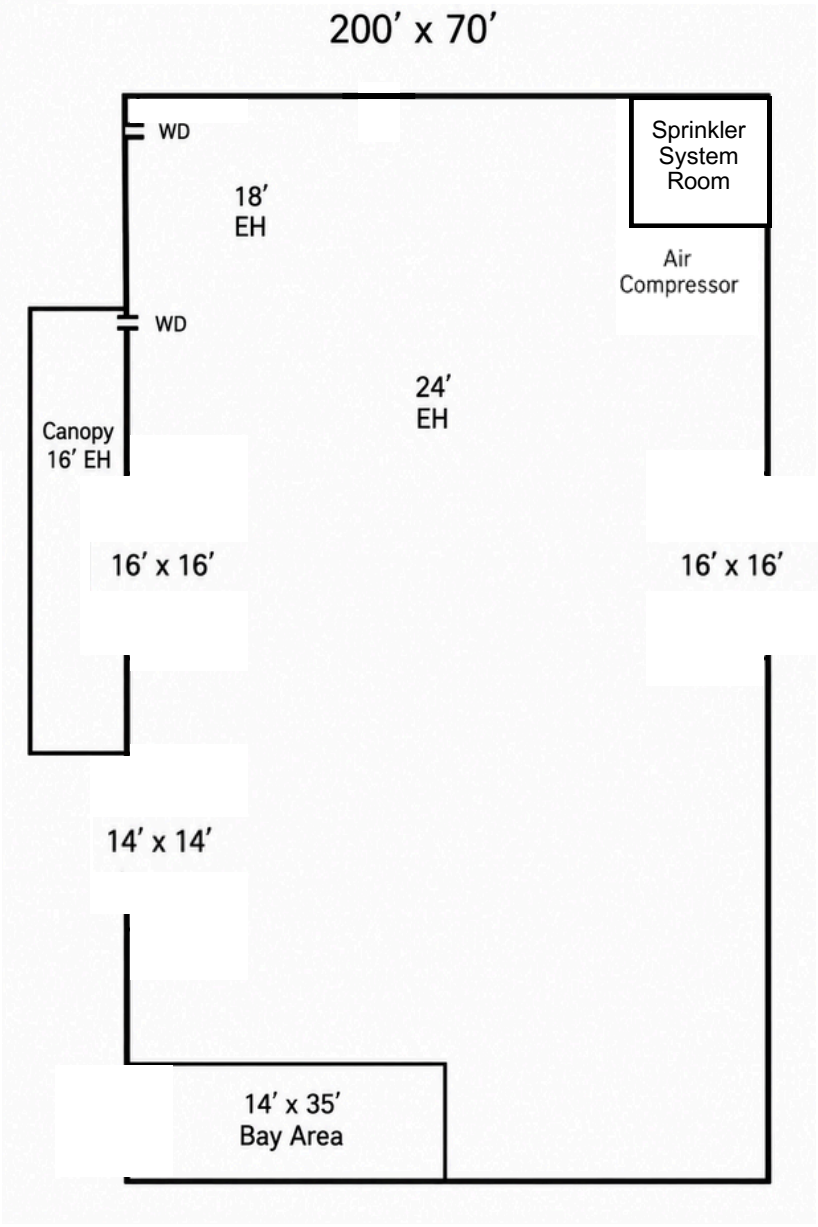






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