

TALON 68

6194 HIGHWAY 73
GEISMAR, LA 70734



CBRE

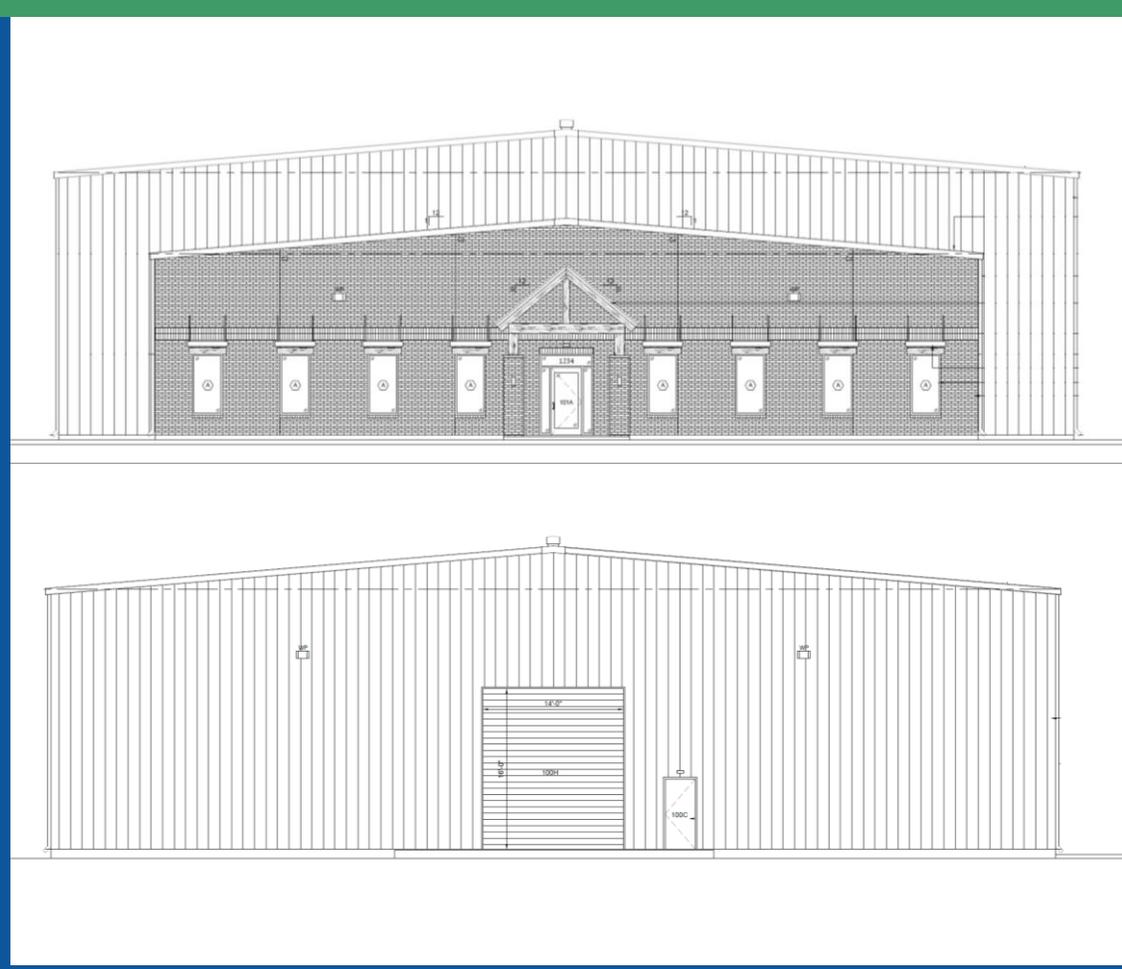
TALON

Executive Summary

PROPERTY OVERVIEW

- ±25,100 SF Office/Warehouse for Lease
- ±2,100 Sf Office Space Designed with Expansion in Mind
- Grade-Level Loading – Docks if Needed
- Clear-Span Shop with 26' Eaves
- Up to 1 Acre of Stabilized Yard
- Ample Parking (30+ Spaces)
- Excellent Location & Access
- 3-Phase Electrical
- ESFR Sprinkler

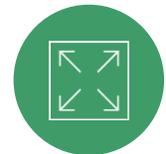
AVAILABLE SF:	±25,100 SF
LEASE RATE:	\$12.95 PSF
LEASE STRUCTURE:	NNN
AVAILABLE DATE:	SUMMER 2026



GEISMAR, LA



±25,100 SF
±2,100 SF OFF.



±2.90-ACRE SITE



GRADE-LEVEL
LOADING

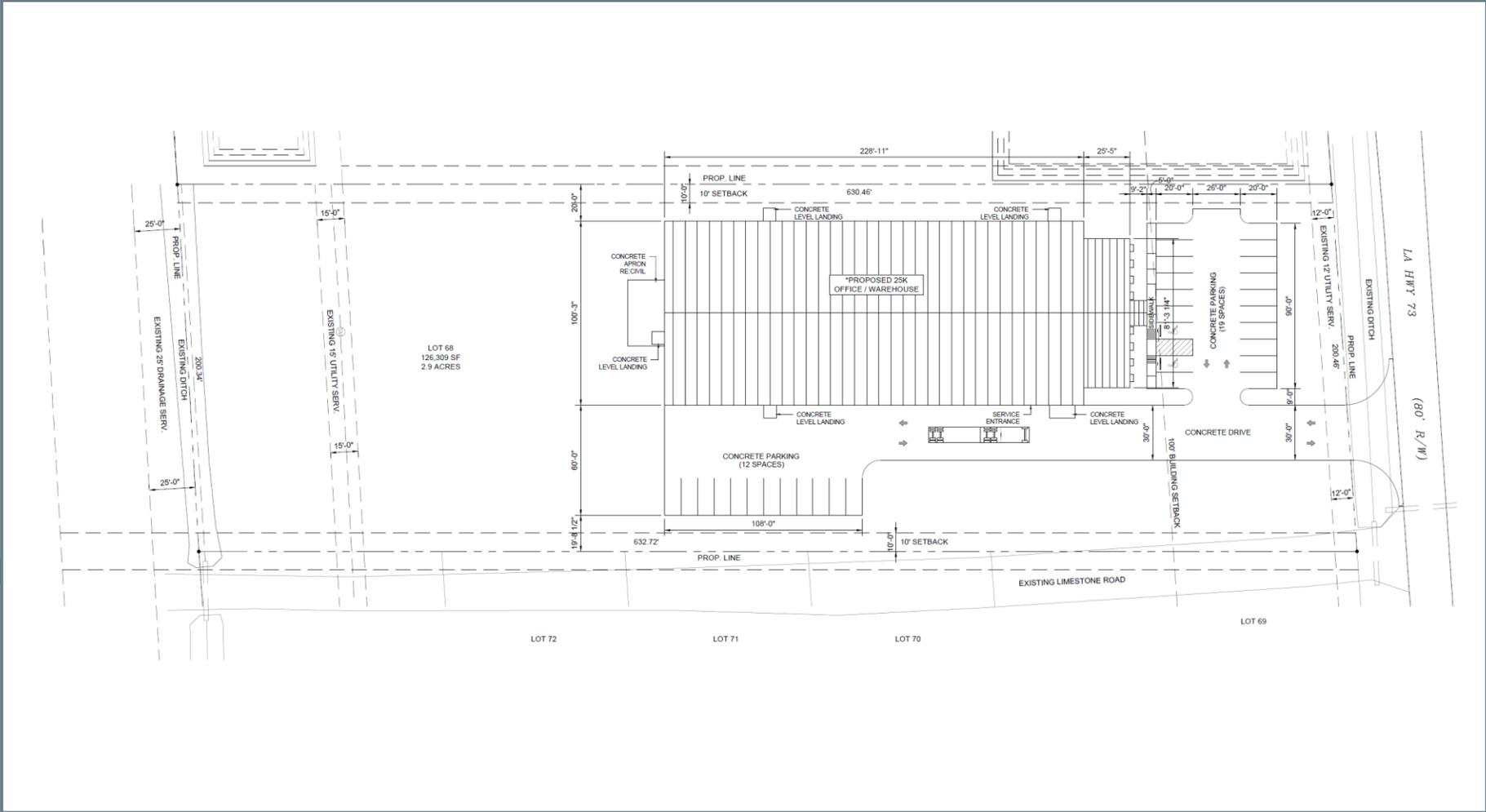


31 CAR PARKS

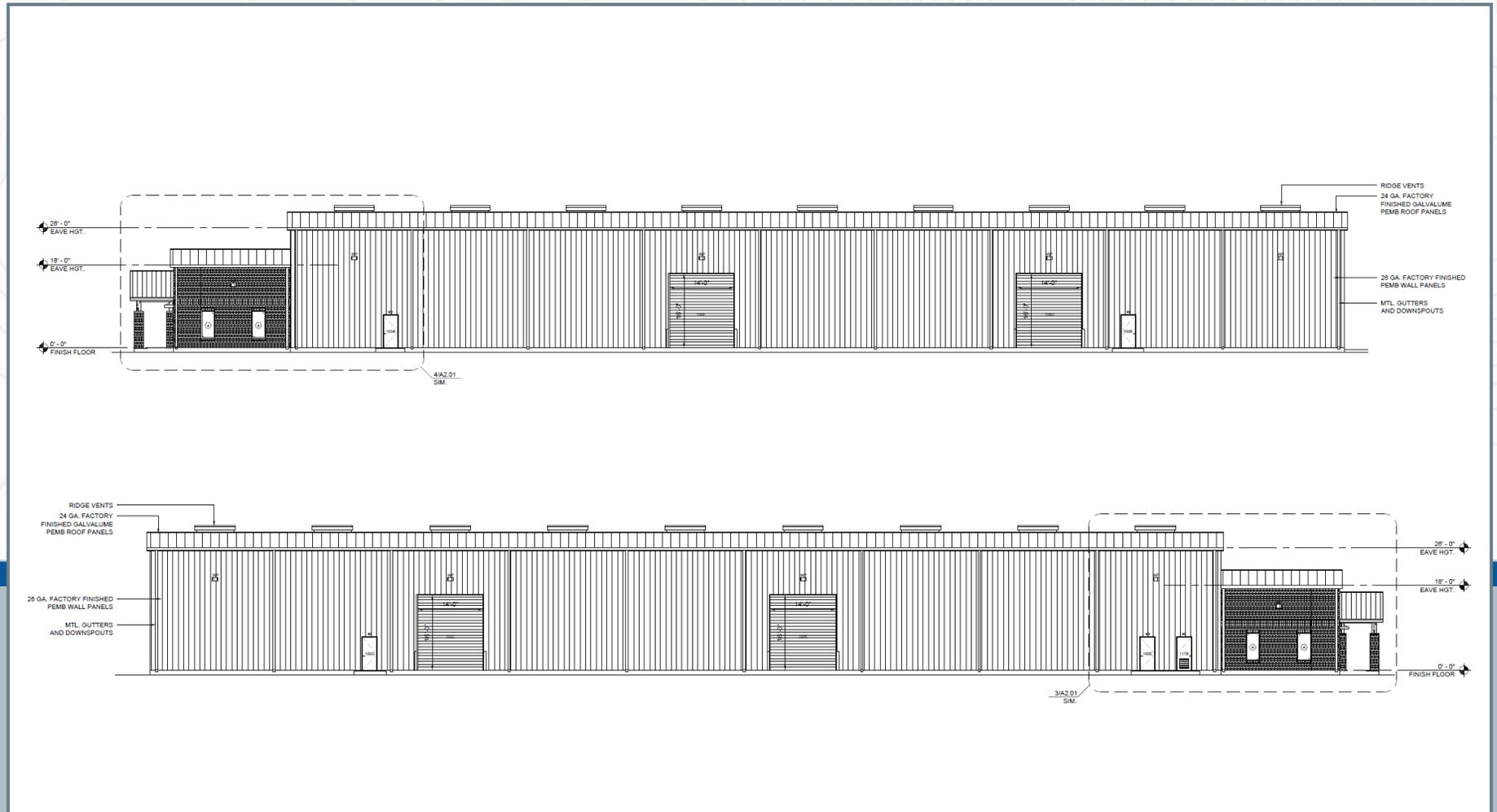


SUMMER 2026
DELIVERY

Site Plan



Elevations



Site Aerials



November 2025

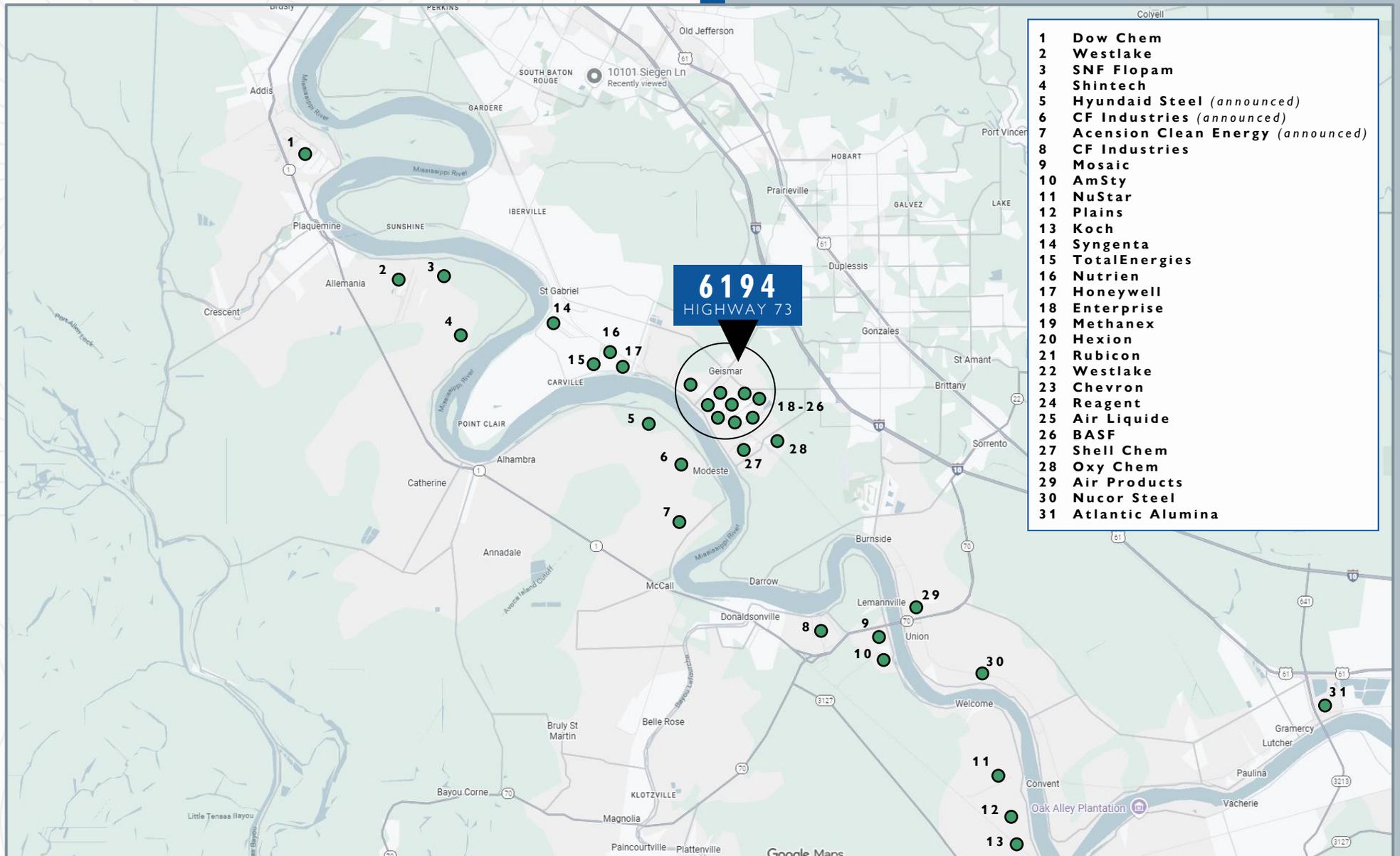


November 2025

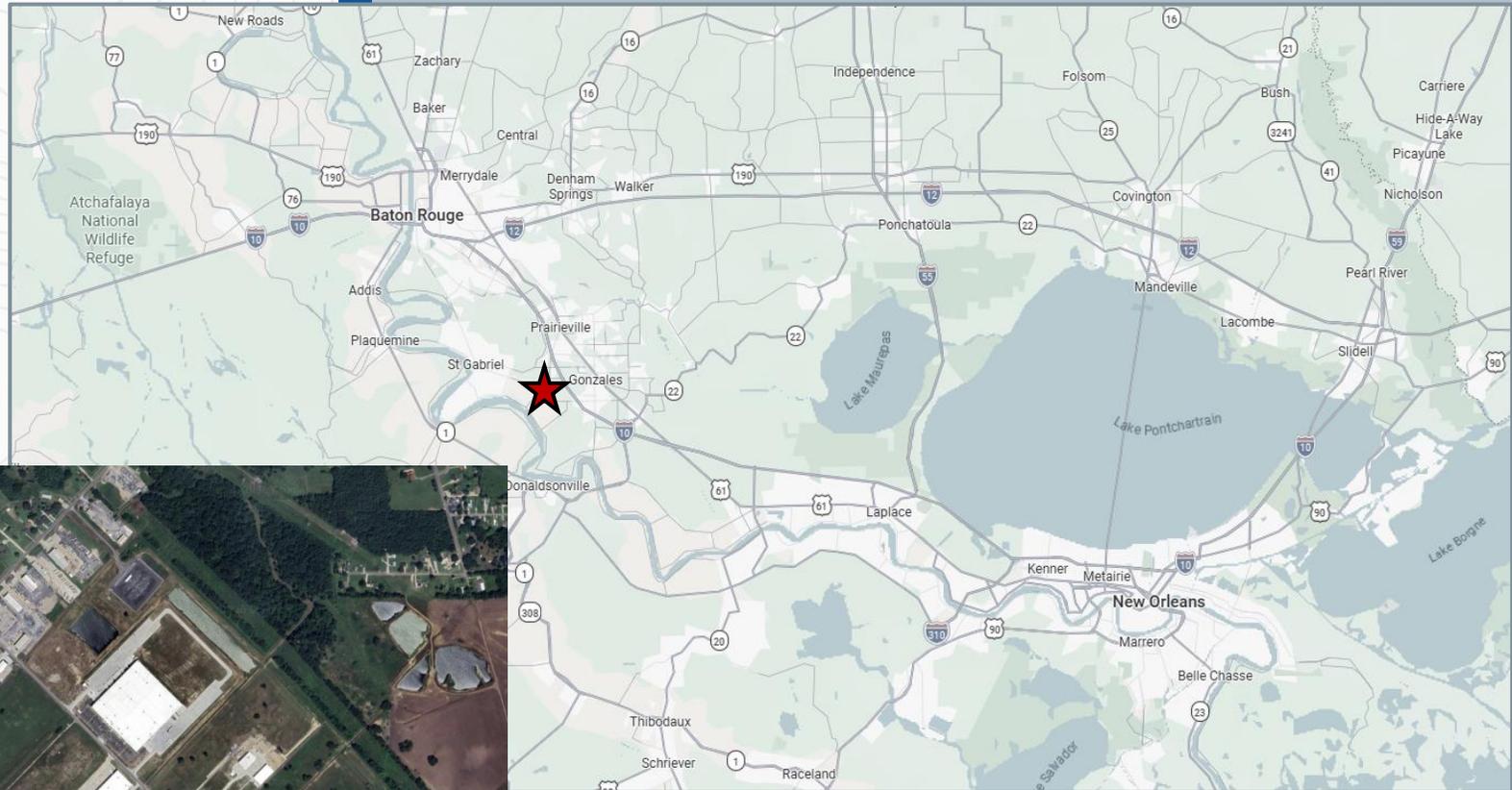


February 2026

Industry Map



Location Maps



Central to Geismar
Petrochem Market

Hwy 73 Frontage less
than 1/2 Mile to Hwy 30

Low Vacancy Market

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