



± 32,000 SF
INDUSTRIAL FOR LEASE

35252/60 HIGHWAY 30
GEISMAR, LA 70734

CBRE

**35252/60 HWY 30
TALON INDUSTRIAL PARK**



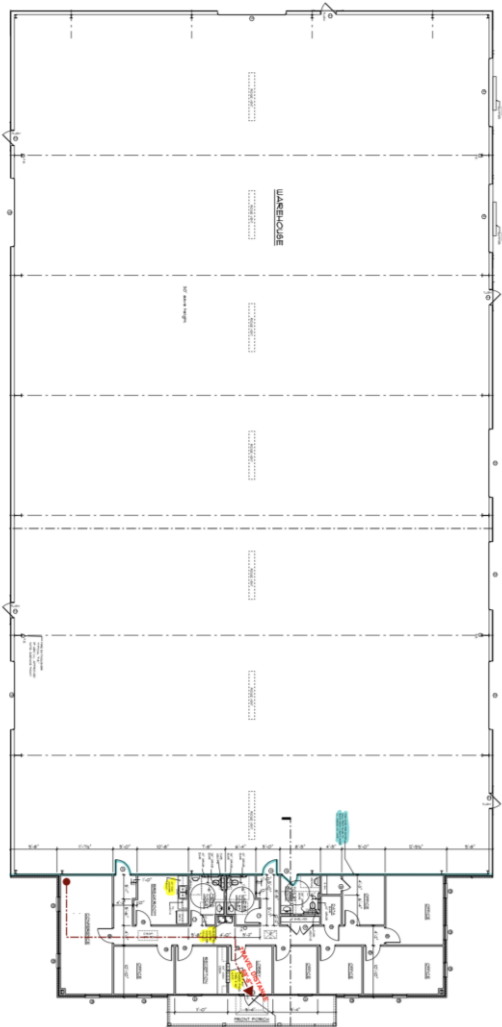
PROPERTY OVERVIEW

Property Highlights

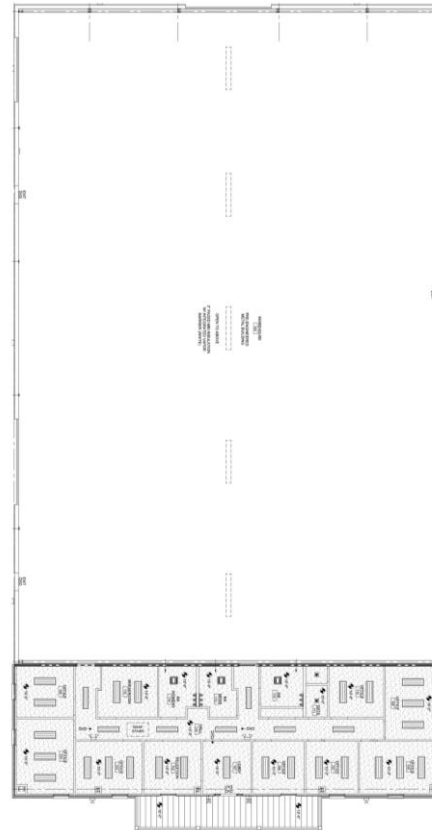
- $\pm 32,000$ SF between Two Buildings on an approx. 3-Acre Lot
- $\pm 4,000$ SF of Office Space with 12 Private Offices and Industry Standard Amenities (Lobby/Reception, M/W Restrooms, Break Room, Conf Room, etc.)
- Clear Span Warehouses with 26 ft. Eaves
- Eight (8) Grade Doors – Two (2) Docks (1 Door & 1 Exterior Dock-High Loading Area)
- Over 1 Acre Stabilized Yard and Shared Truck Court
- 3-Phase Electric
- Campus fronting Hwy 30 in Geismar, LA – Major Petrochemical Hub

BLDG 1:	$\pm 20,000$ SF (2K OFF.)
BLDG 2:	$\pm 12,000$ SF (2K OFF.)
YARD:	± 1.25 AC.
LOADING:	GRADE & DOCK
LEASE RATE:	\$12.95 PSF (NNN)

FLOOR PLANS



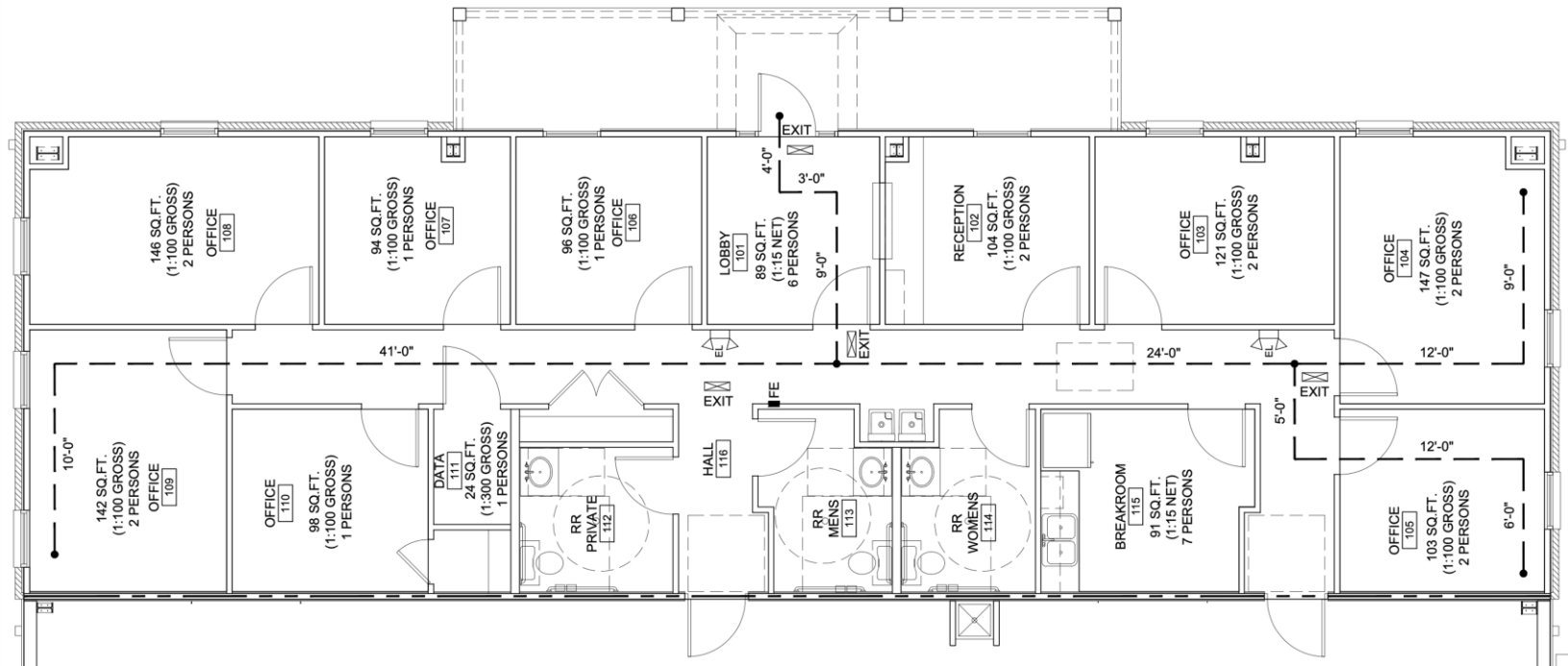
±20,000 SF



±12,000 SF

±32,000 SF

OFFICE PLAN



±2,000 SF X (2)

The site plan illustrates the layout for Tract 'D-1-A-1-B', which is 2.827 acres (123,126 sq. ft.). The plan shows an existing building and parking area on the left, and a new development area outlined in red on the right. The new development includes an existing building, a new drive, new parking, and various setbacks. The plan also shows the location of Carbon Dr. (60' P.S.A.) and the LA HWY 30 (120' R/W) road centerline.

Key Features and Dimensions:

- Tract 'D-1-A-1-B':** 2.827 ACRES, 123,126 SQ. FT.
- Existing Building:** Located on the left side of the tract.
- Existing Parking:** Located adjacent to the existing building.
- New Drive:** 148'-7" wide, connecting to the existing drive.
- New Parking:** 10'-0" wide, 24'-0" deep, with 10 spaces.
- Setbacks:**
 - 20' REAR SETBACK
 - 10' SIDE YARD SETBACK
 - 25' FRONT SETBACK
- Property Lines:**
 - Top: 363.47' (S45 08' 13"E)
 - Right: 25'-9" (N45 27' 29"E)
 - Bottom: 280.86' (N45 08' 23"W)
 - Left: 345.30' (S44 51' 13"W)
- Other Features:**
 - CARBON DR. (60' P.S.A.)
 - LA HWY 30 (120' R/W) ROAD CENTERLINE
 - Grass areas and various floor levels (e.g., 2ND FLOOR, 3RD FLOOR).

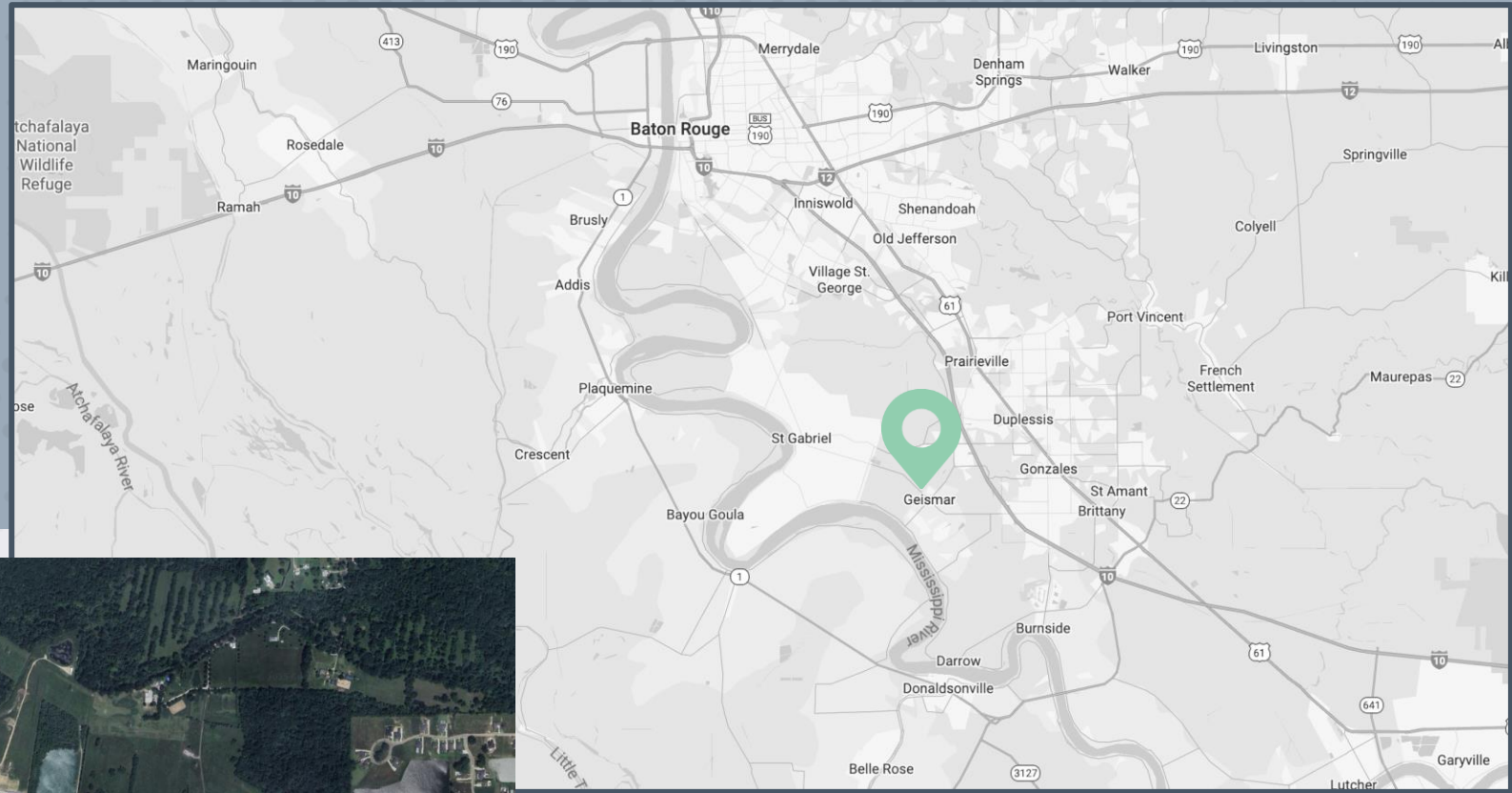
PHOTOS



AERIAL MAP



LOCATION MAPS



**Prime Location in Major
Petrochem Corridor**

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

**Superb Visibility & Frontage
on Hwy 30**

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