



IOS FOR LEASE

37250

E HIGHWAY 30

GEISMAR, LA 70734

CBRE

SITE OVERVIEW

Seated in Geismar, Louisiana, this $\pm 19,000$ SF industrial facility offers an opportunity for industrial service firms to establish or expand their presence in the South Louisiana petrochemical market. The property features a $\pm 14,800$ SF primary building – including $\pm 4,200$ SF of grade-level warehouse space, $\pm 1,500$ SF office space, separate parts storage and equipment rooms, and a covered, 3-bay, full-service tank wash supported by two 10,000-gallon aboveground wastewater storage tanks. In addition to the main facility, there is a $\pm 4,200$ SF, fully enclosed, standalone warehouse building, well suited for overflow storage or staging. This site is optimized for outdoor storage and expansion, offering ± 5.8 net usable acres of stabilized yard on a ± 30 -acre site. The property provides secure, controlled access via private entrance off Highway 30, complete with perimeter fencing, an electric gate, and a concrete apron on approach.

Space Available

$\pm 19,000$ SF

Rental Rate

\$30,000 / Month

Lease Structure

ABSOLUTE NET



GEISMAR, LA



$\pm 19,000$ SF OF
IMPROVEMENTS



± 5.8 NET
ACRES IOS



TURN-KEY
TANK WASH*



LIGHT INDUSTRIAL
ZONING



ON-SITE FUEL
STATION



FULLY FENCED
& GATED

*An itemized equipment list can be made available upon request.

AERIAL



EXPANSION POTENTIAL



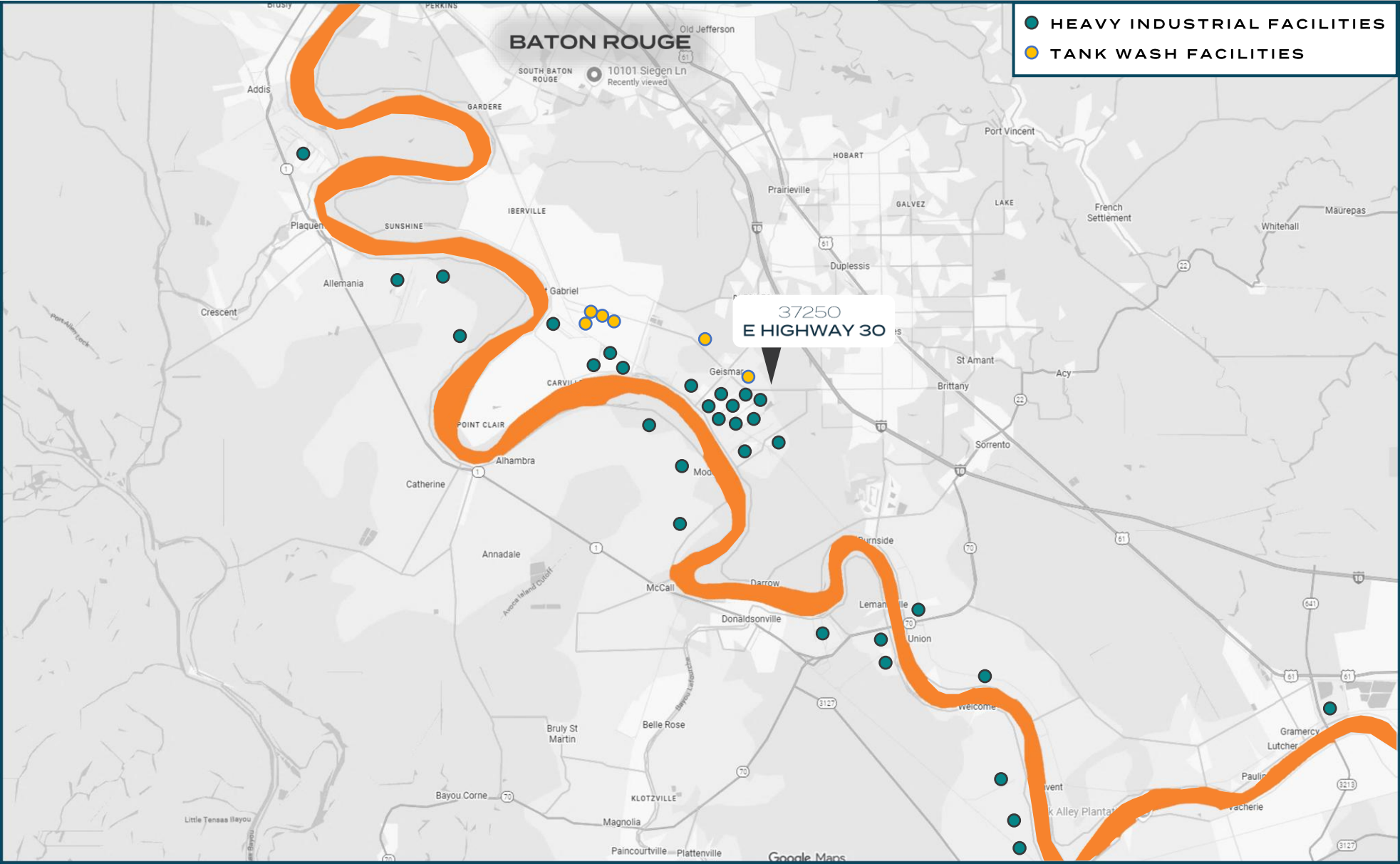
INTERIOR PHOTOS



EXTERIOR PHOTOS



LOCATION MAP



CONTACT US

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