

± 12,000 SF
INDUSTRIAL FOR LEASE



6247 COPPERHEAD RD
GEISMAR, LA 70734

CBRE  TALON

M-9
COPPERHEAD INDUSTRIAL PARK



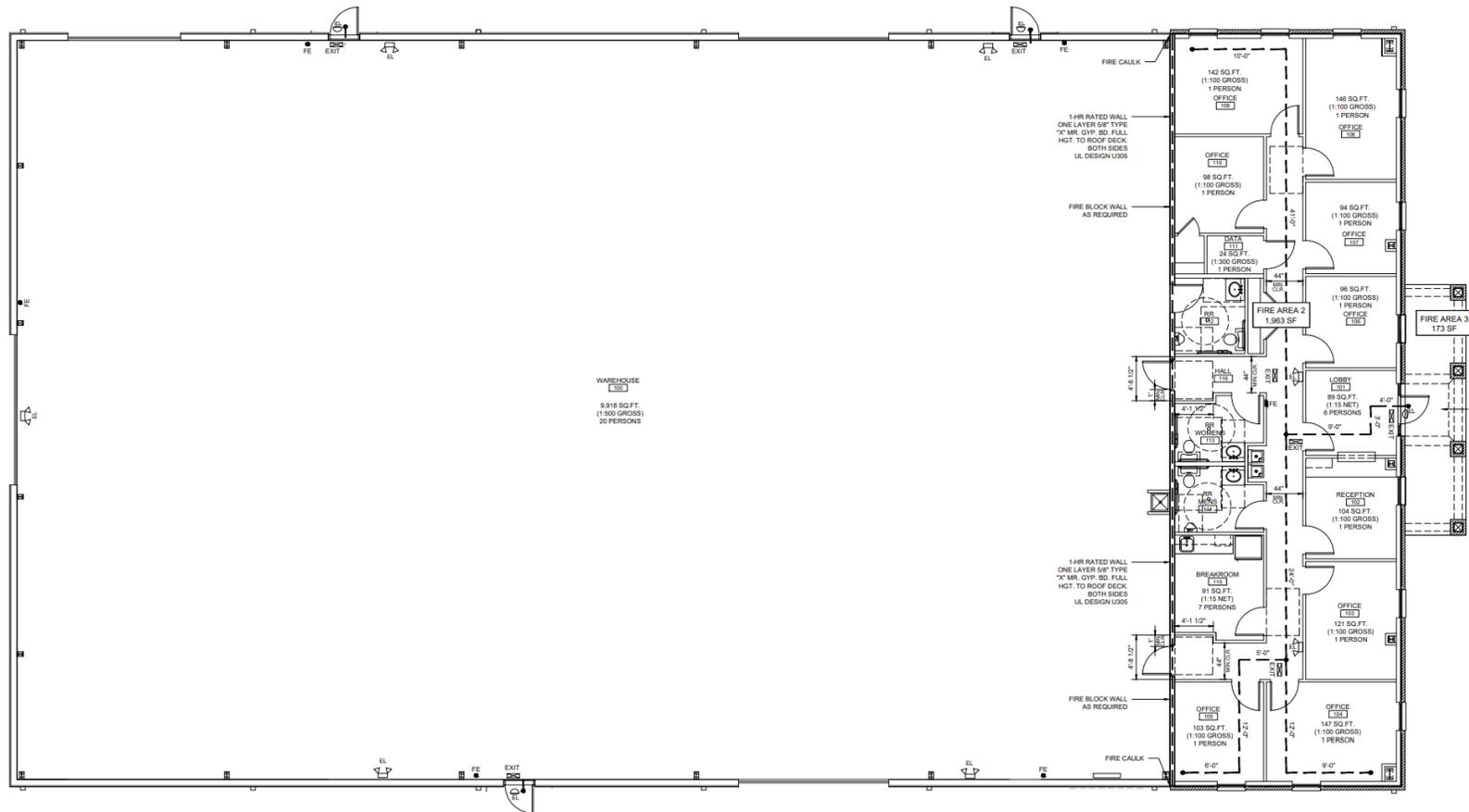
PROPERTY OVERVIEW

Property Highlights

- ± 12,000 SF Free-Standing Office/Warehouse
- Office Space to-Suit – Standard Build Includes ±2,000 SF with up to 8 Private Offices
- Ample Grade-Level Loading with Potential for Dock-High via Truck Well
- Clear-Span Warehouse with 26 ft. Eaves – 3-Phase Electric
- Located within Copperhead Industrial Park in Geismar, LA - Major Petrochemical Development/Production Hub
- Outdoor Storage Yard Available with Additional Acreage to-Suit

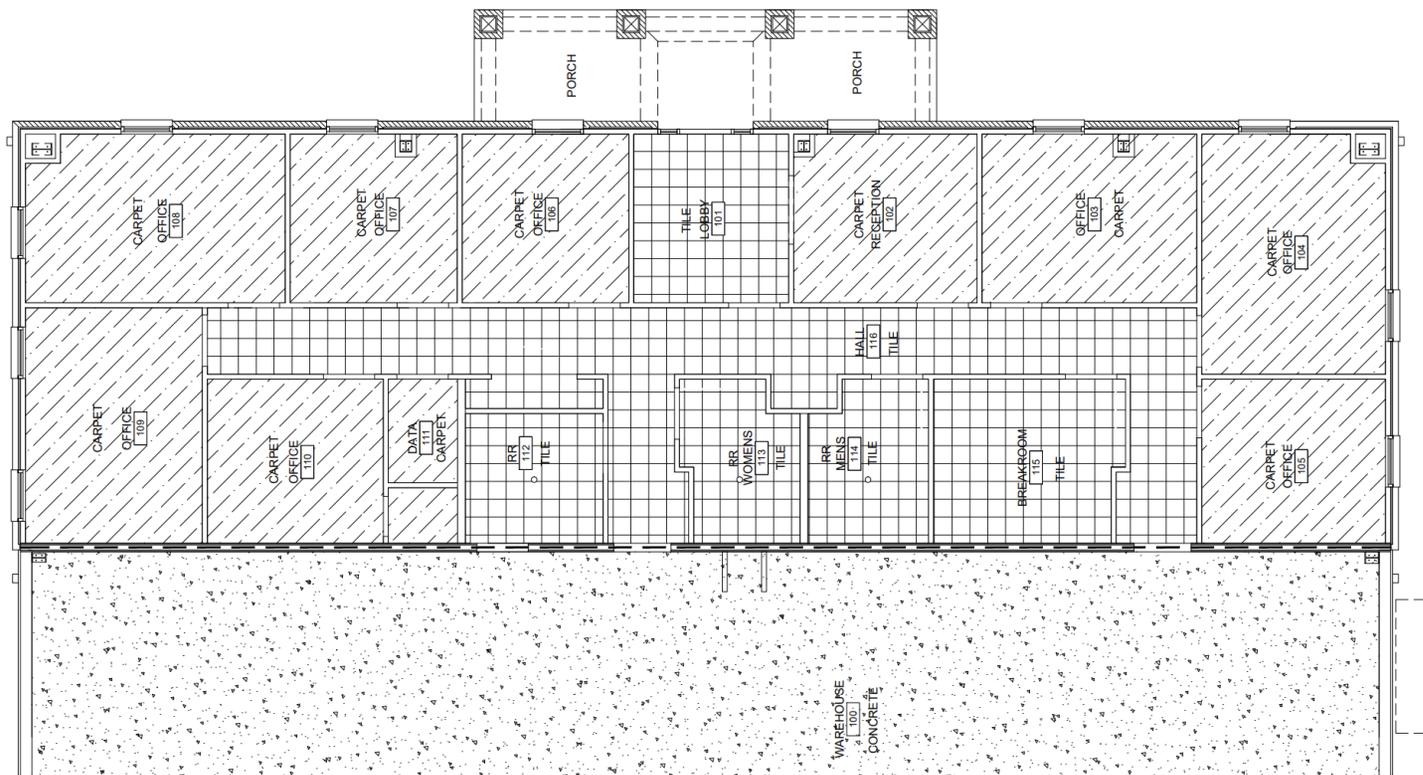
AVAIL SPACE:	±12,000 SF
LEASE RATE:	\$12.95 PSF
STRUCTURE:	NNN
EST DELIVERY:	Q3 2026

FLOOR PLAN



±12,000 SF
Flexible Office Layout

OFFICE PLAN



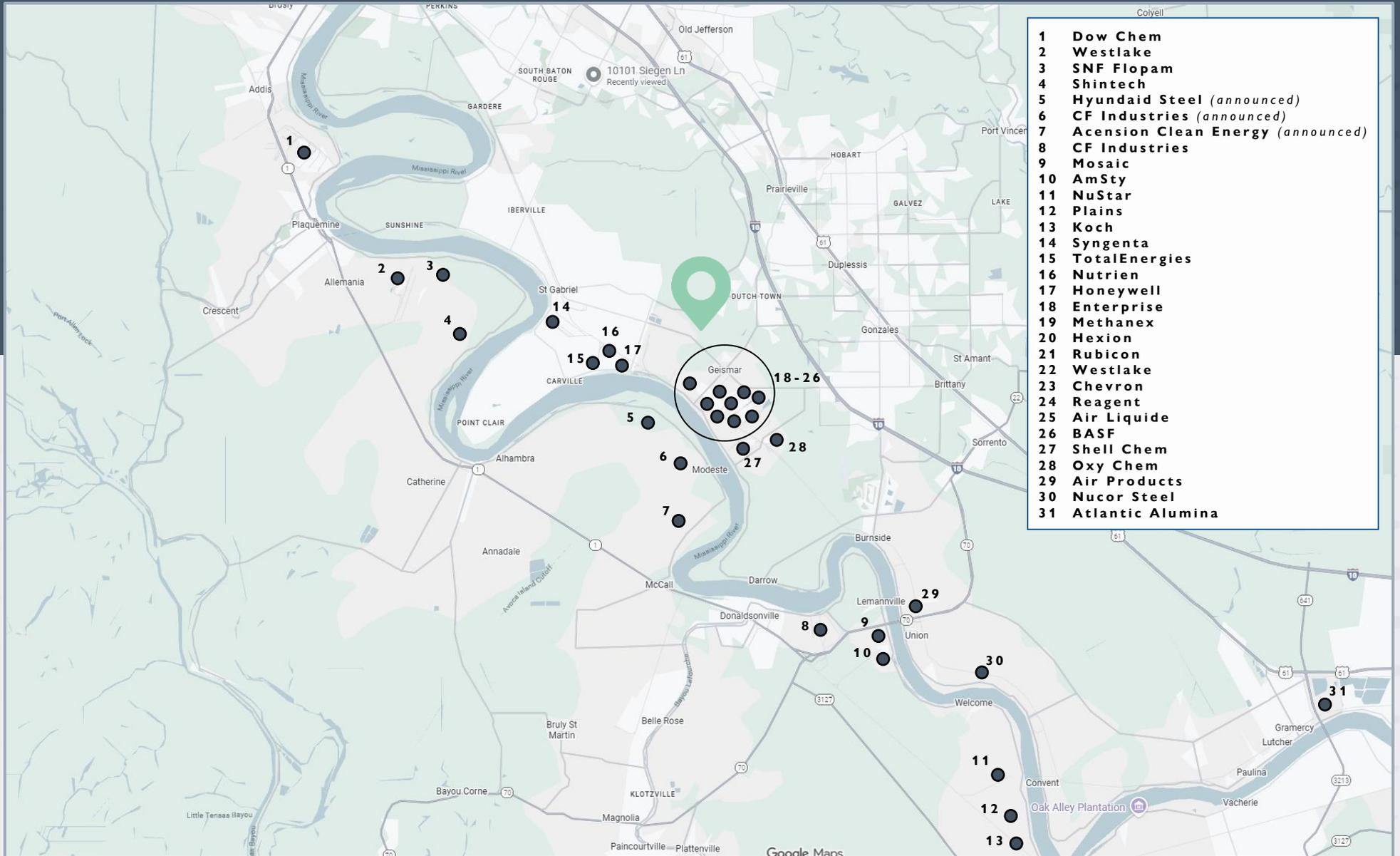
±2,000 SF
Flexible Office Layout

For Illustration Purposes Only

AERIAL MAP

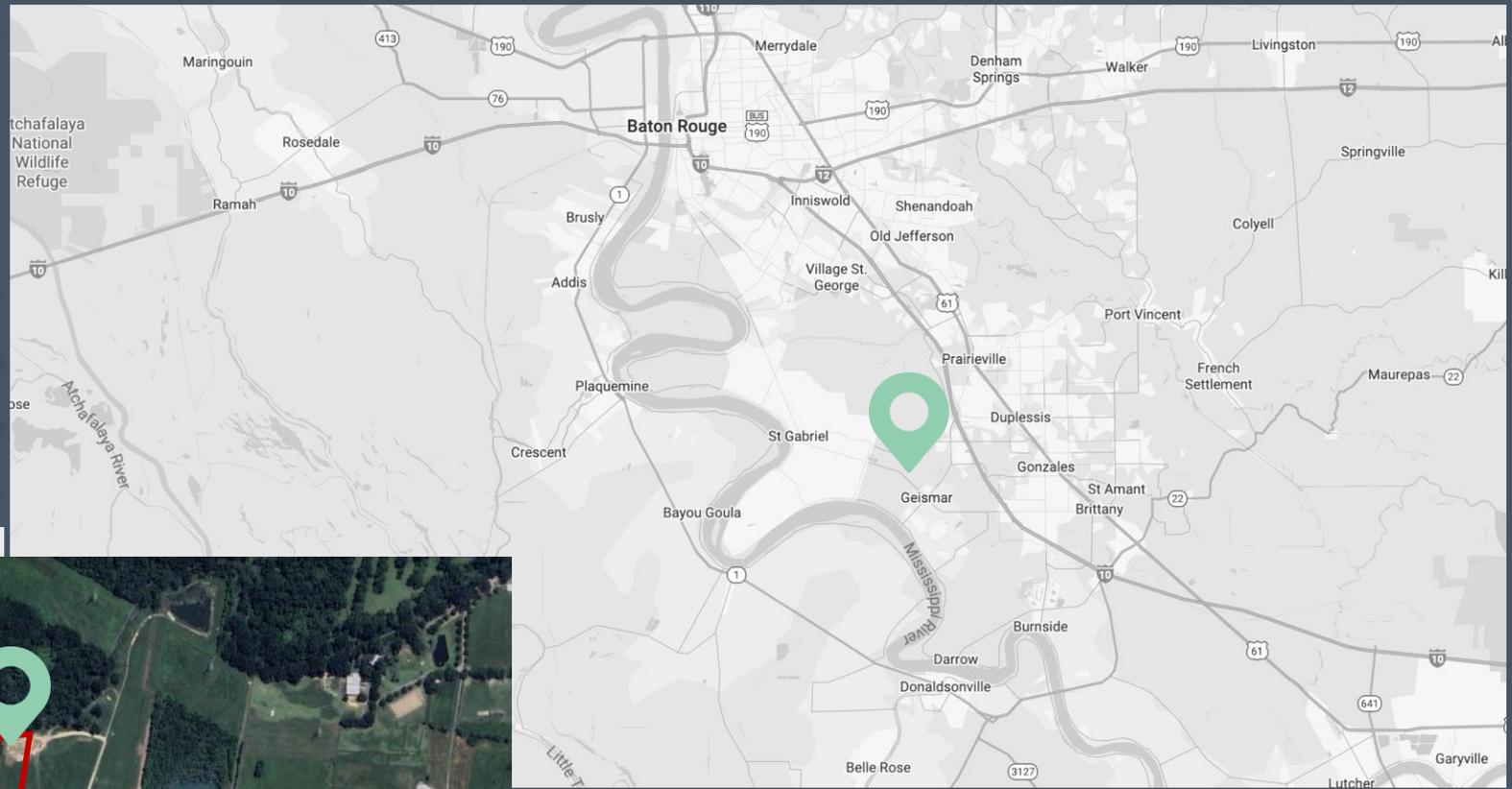


INDUSTRY MAP



- 1 Dow Chem
- 2 Westlake
- 3 SNF Flopam
- 4 Shintech
- 5 Hyundai Steel (announced)
- 6 CF Industries (announced)
- 7 Acension Clean Energy (announced)
- 8 CF Industries
- 9 Mosaic
- 10 AmSty
- 11 NuStar
- 12 Plains
- 13 Koch
- 14 Syngenta
- 15 TotalEnergies
- 16 Nutrien
- 17 Honeywell
- 18 Enterprise
- 19 Methanex
- 20 Hexion
- 21 Rubicon
- 22 Westlake
- 23 Chevron
- 24 Reagent
- 25 Air Liquide
- 26 BASF
- 27 Shell Chem
- 28 Oxy Chem
- 29 Air Products
- 30 Nucor Steel
- 31 Atlantic Alumina

LOCATION MAPS



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

Heart of Major
Petrochem Corridor

Scarce Industrial Market

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