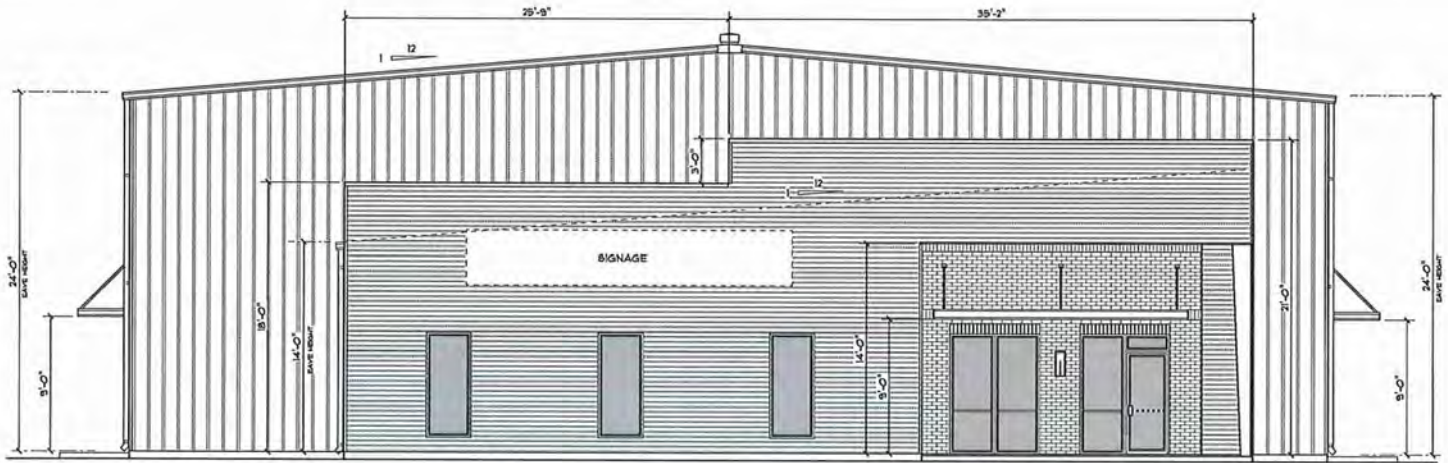




SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE IN GATEWAY INDUSTRIAL PARK
INDUSTRIAL WAREHOUSE W. +/- 1.5 ACRE LAYDOWN YARD
LOT 4, TERMINAL CT, GEISMAR, LA 70734

13,395 SF



OFFERING SUMMARY

Lease Rate:	\$17,500.00 per month (NNN)
Building Size:	13,395 SF
Lot Size:	2.56 Acres
Laydown Yard:	+/- 1.5 Acres
Estimated Delivery Date:	March, 2026
Zoning:	M-1

PROPERTY OVERVIEW

For Lease: Industrial Warehouse in Gateway Industrial Park with +/- 1.5 Acre Laydown Yard located in Geismar, Louisiana off Hwy. 30.

PROPERTY HIGHLIGHTS

- Industrial Warehouse in Gateway Industrial Park
- 13,395 SF Office/Warehouse
- 11,904 SF Warehouse Space
- 1,491 SF Office Space:
- 4 Offices
- 3 Restrooms
- 24' Clear Height
- 24' Eave Height
- 3 Overhead Doors
- 2.53 Acre Lot w. +/- 1.5 Acre Laydown Yard
- Lease rate \$17,500 per month (NNN) *includes +/- 1.5 Acre Laydown Yard
- Zoned M-1 (Light Industrial)

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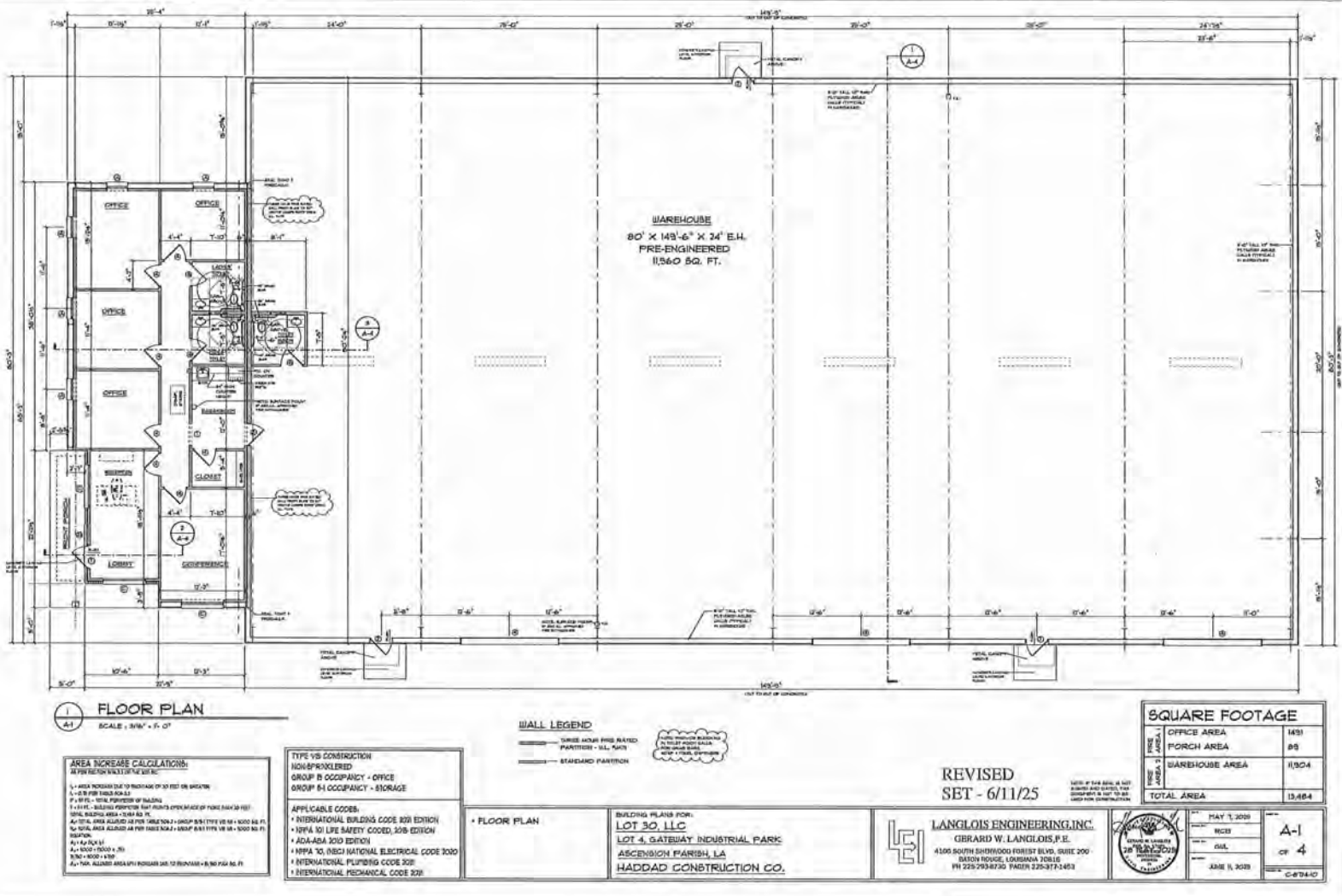


13,395 SF Industrial Warehouse

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Floor Plan

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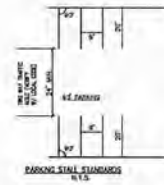
GATEWAY INDUSTRIAL PARK
(A COMMERCIAL DEVELOPMENT)



VICINITY MAP

SCALE: 1" = 200'

GRAPHIC SCALE - FEET



PARKING STALL DIMENSIONS

LEGEND:

- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED SIDEWALK
- GRASS AREA
- DRAIN LIMITS
- EXISTING CONTOUR (FROM SURVEY DATA)
- PROPOSED STORM DRAIN PIPE
- SHEET FLOW DIRECTION
- PROPOSED GRADE
- PROPOSED GATE INLET
- EXISTING GROUND ELEVATION

GRADING & DRAINAGE PLAN
OF
GATEWAY INDUSTRIAL PARK
(A COMMERCIAL DEVELOPMENT)
LOCATED IN SECTION 31, 19S-R2E
GREENSBURG LAND DISTRICT
ASCENSION PARISH, LA

Site Plan

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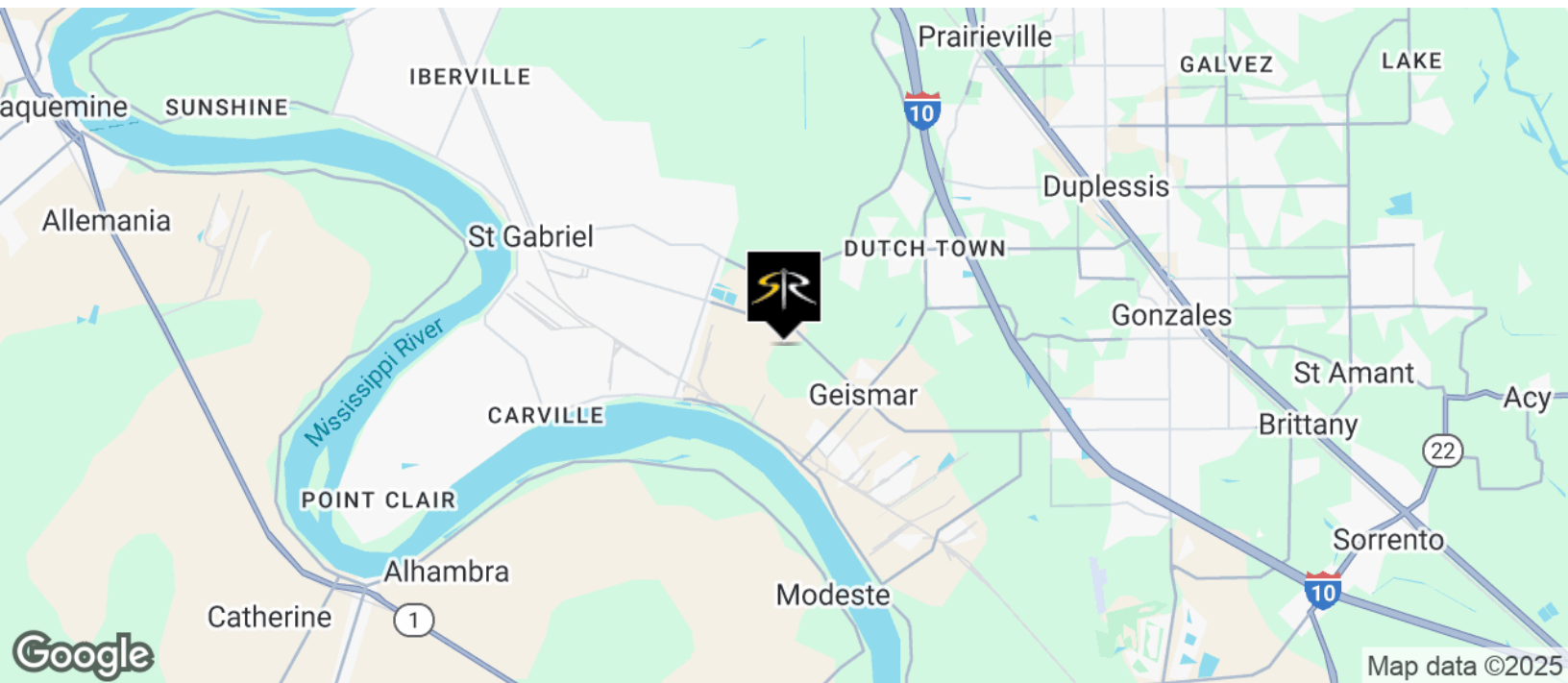
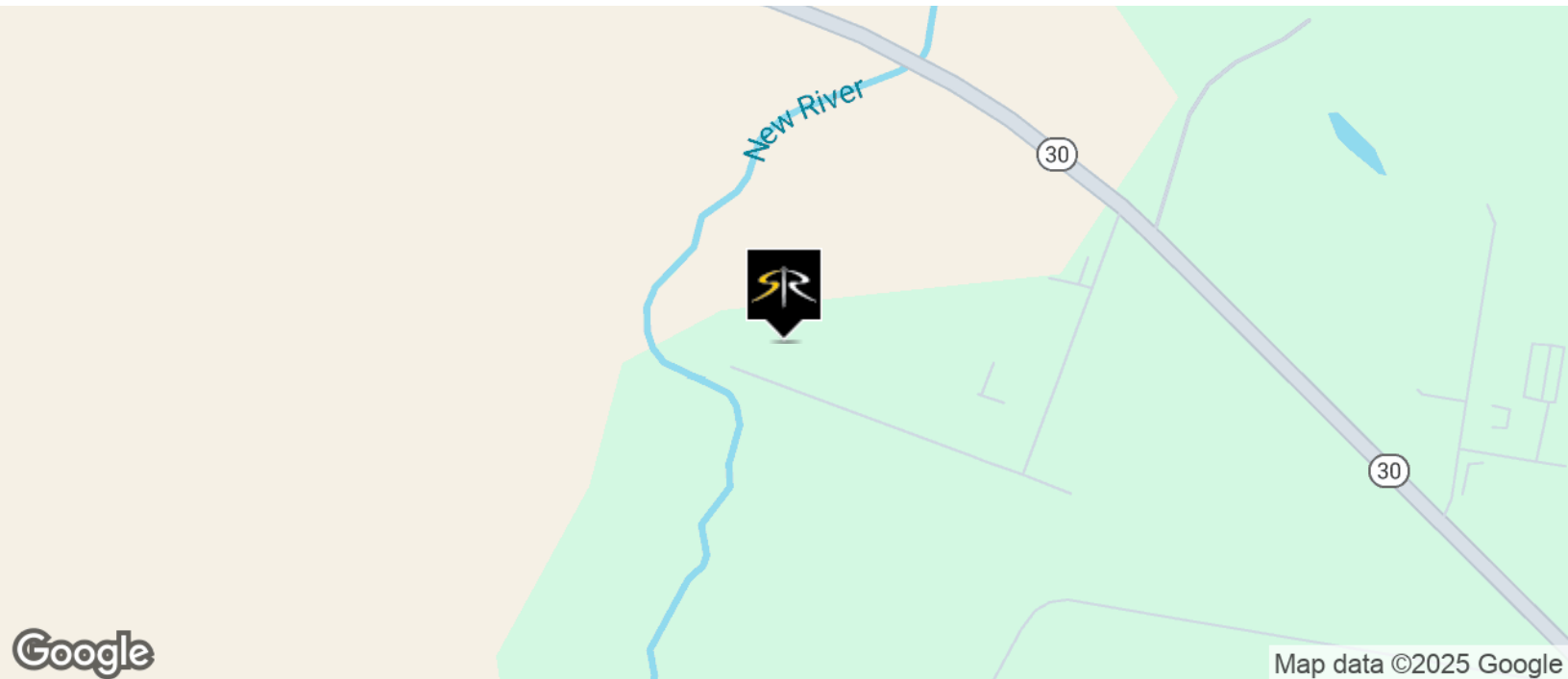


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