

±3,700 – 23,200 SF
INDUSTRIAL FOR LEASE



GRAY GHOS
STUDIOS

34532 HIGHWAY 30
GEISMAR, LA 70734

GEISMAR SMALL-BAY STORAGE





PROPERTY OVERVIEW

Property Highlights

- Phase 1 will include Two $\pm 11,600$ SF Warehouses with Flexible Office Configurations
- Divisible to Offer $\pm 3,700$ SF Suites, Each Complete with One Grade-Level Door, Several Offices, 5-6 Parking Spaces and Access to Communal Dock-High Loading
- Clear Height Ranges from 19' in Rear to 24' at Front
- 14' Grade-Level Doors
- Future Phases will Include $\pm 46,000$ SF Between Four Buildings
- 3-Phase Power

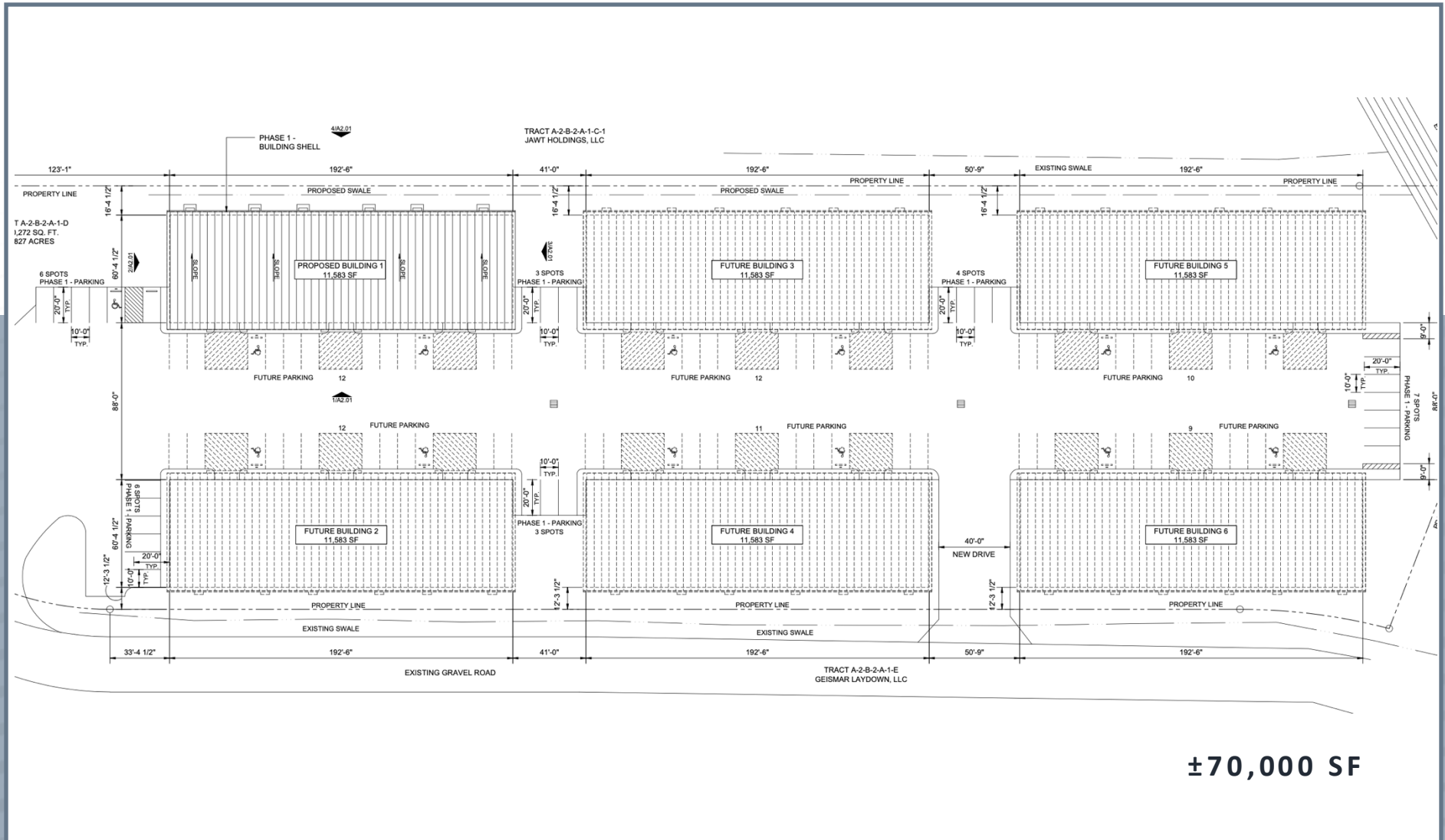
AVAIL SPACE (SF): $\pm 3,700 - 23,200$

LEASE RATE: **\$12.95 PSF**

STRUCTURE: **NNN**

EST DELIVERY: **Q1 2026**

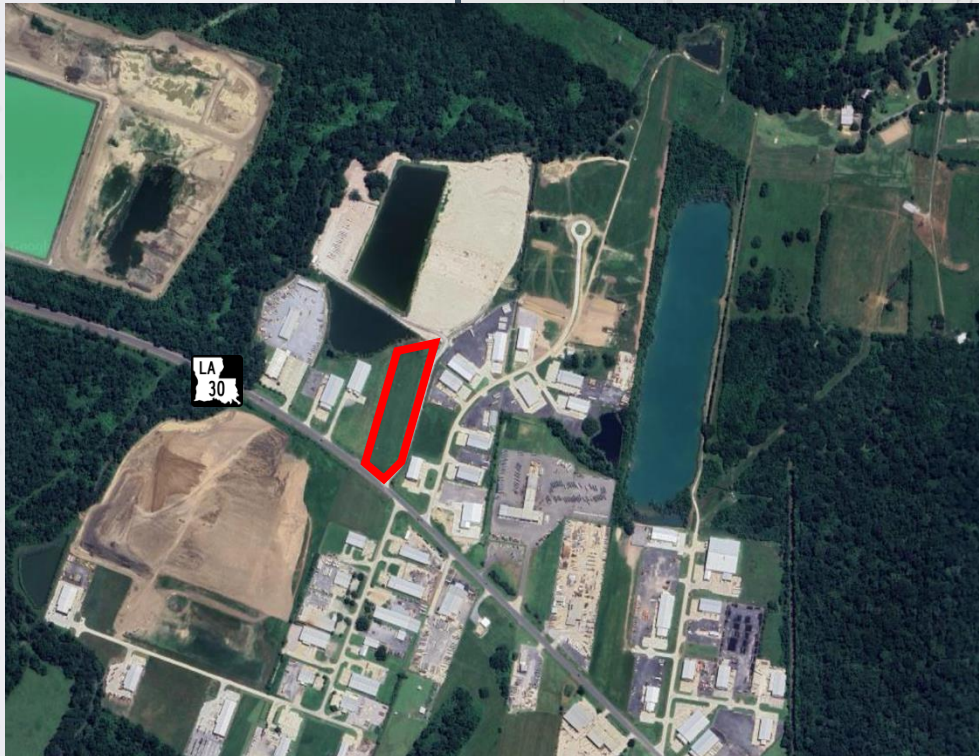
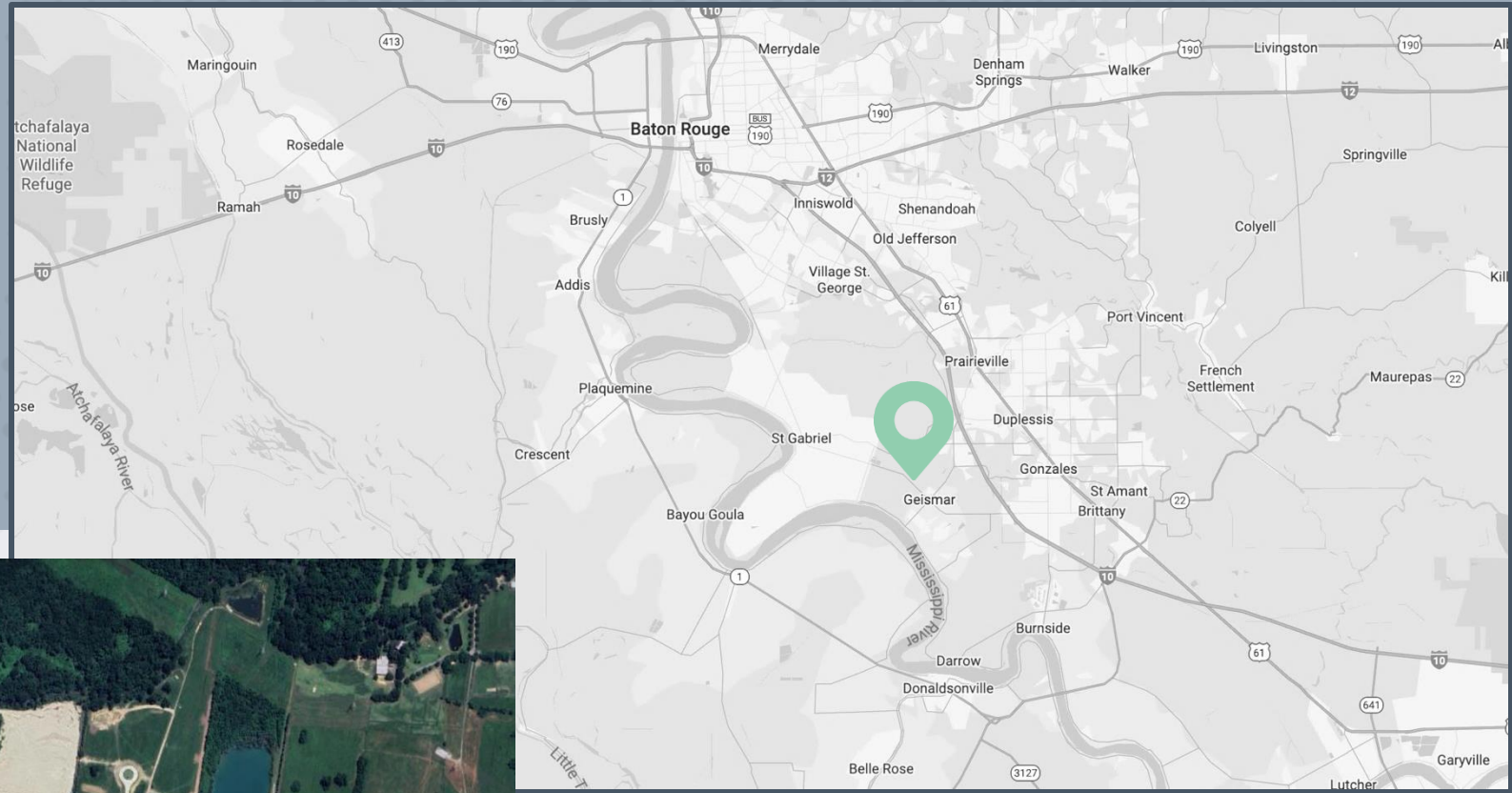
SITE PLAN



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Minimum Divisible
±3,700 SF

LOCATION MAPS



**Prime Location in Major
Petrochem Corridor**

**Fast Access to I-10 and
Baton Rouge/New Orleans**

**Prime Staging Location
and/or Supplemental Yard**

AERIAL MAP



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