

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



GRAY GHOS
STUDIOS

34532 HIGHWAY 30
GEISMAR, LA 70734

GEISMAR SMALL-BAY STORAGE

CBRE  **TALON**



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

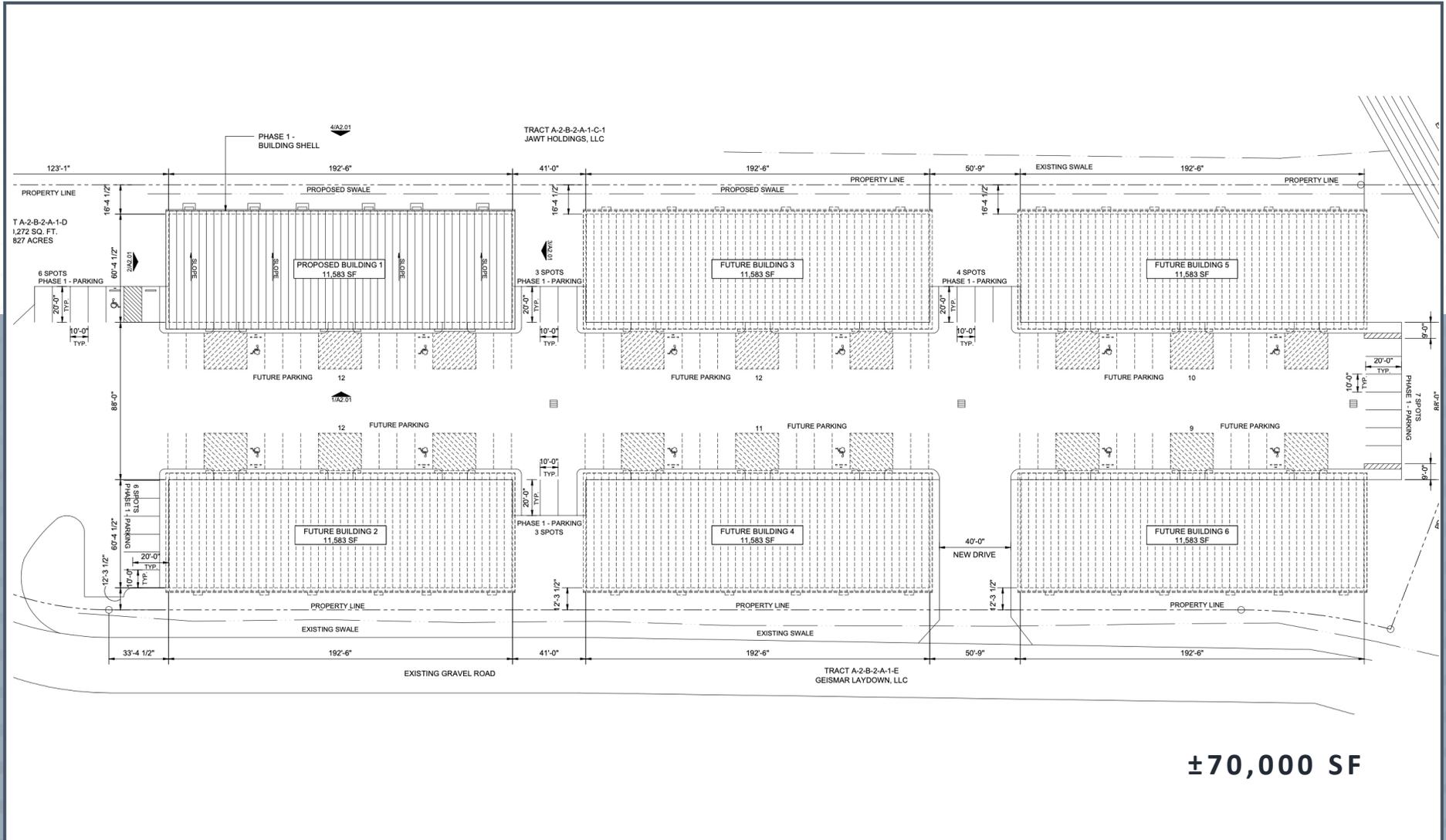
AVAIL SPACE (SF): $\pm 3,700 - 23,200$

LEASE RATE: **\$12.95 PSF**

STRUCTURE: **NNN**

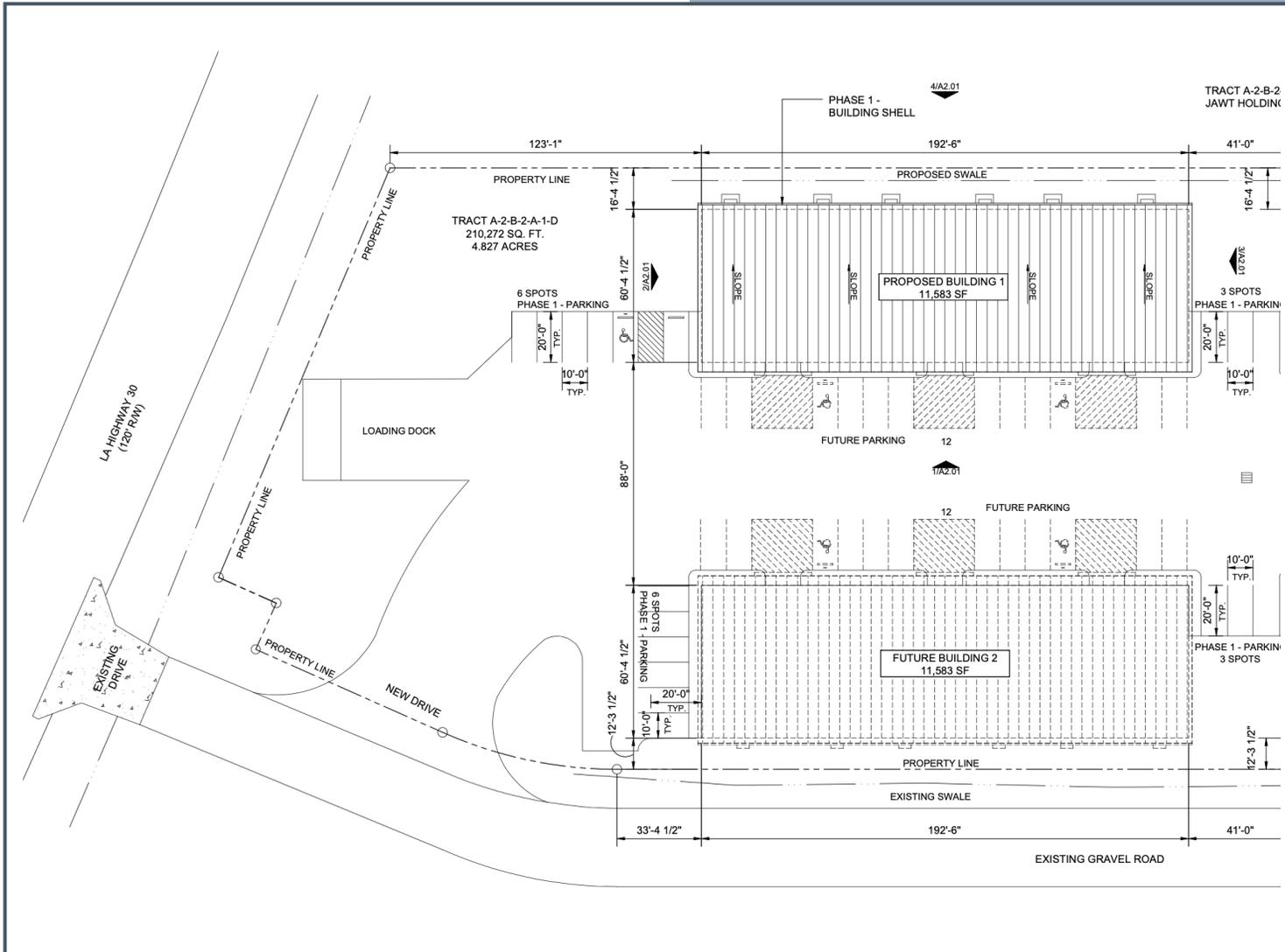
EST DELIVERY: **Q1 2026**

SITE PLAN



±70,000 SF

PHASE ONE



Total Available
±23,200 SF

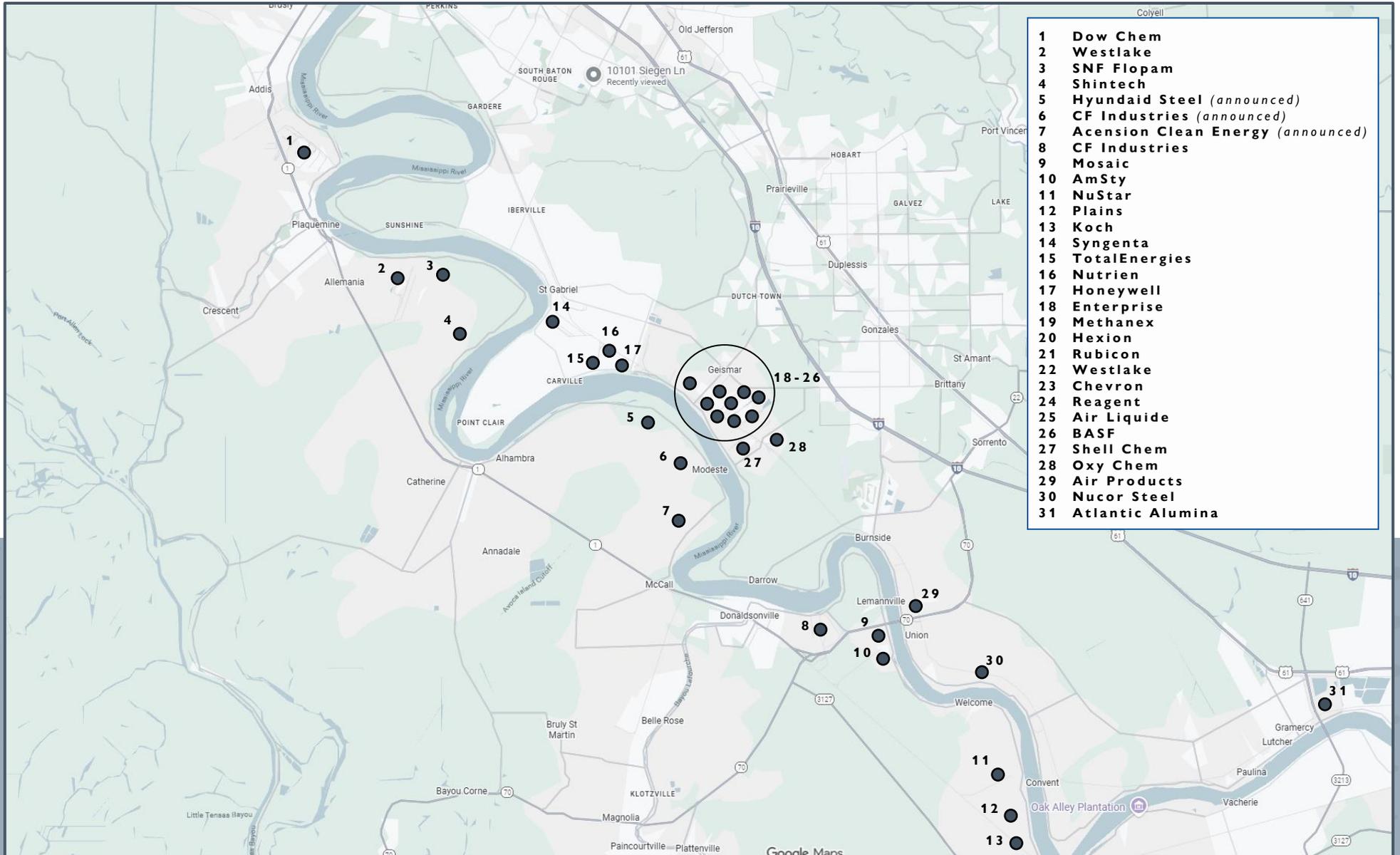
Total Contiguous
±11,600 SF

Minimum Divisible
±3,700 SF

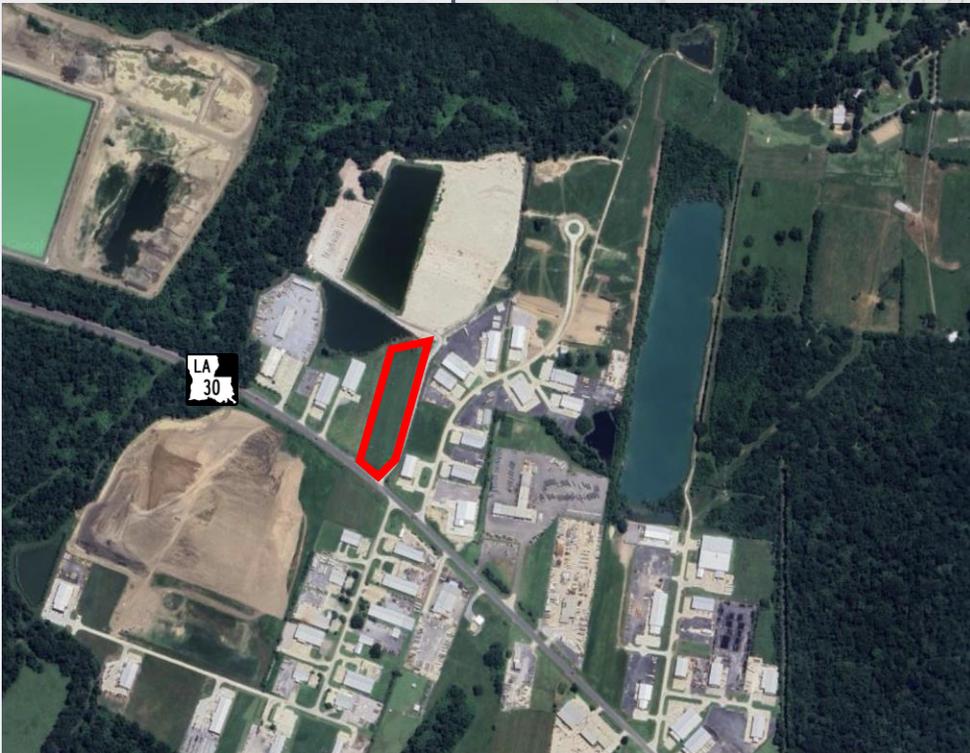
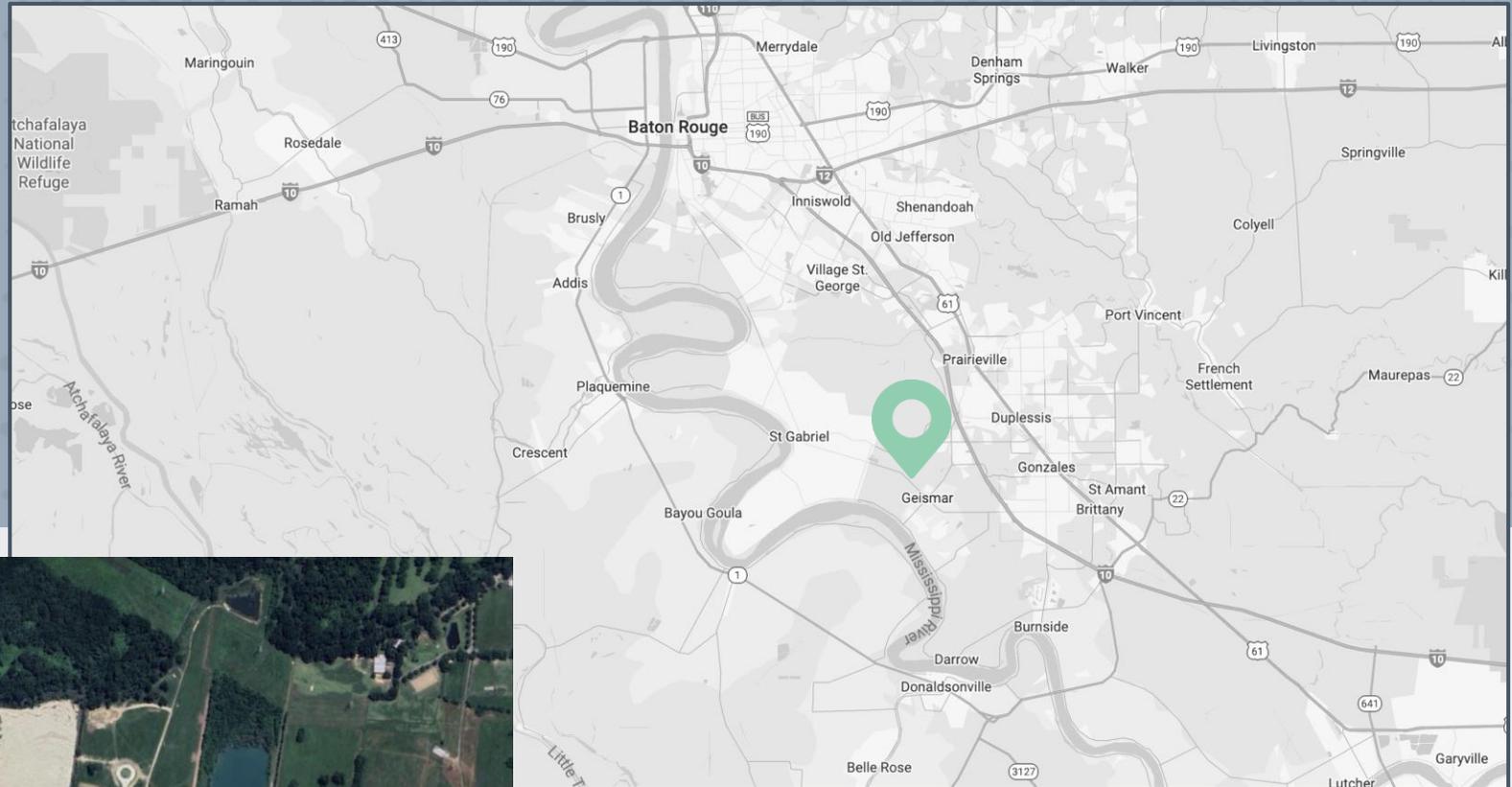
AERIAL MAP



INDUSTRY MAP



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

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