

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

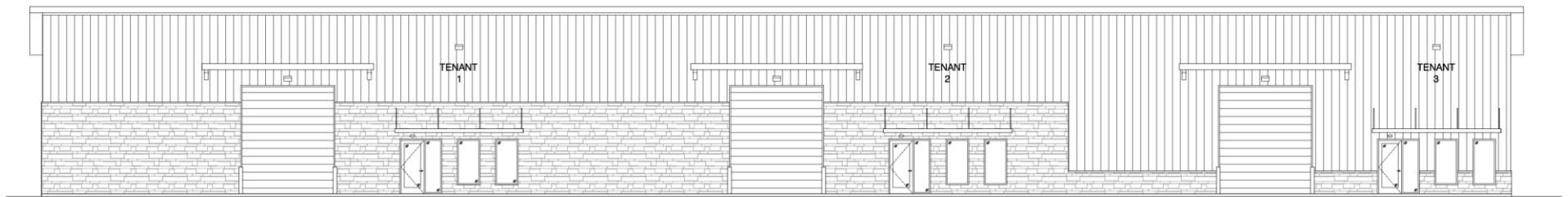


GRAY GHOS
STUDIOS

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
- Each Building can be Divided to Offer Three $\pm 3,700$ 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
- Well Suited for Smaller Industrial Users or as Supplementary Storage for Local Operators
- 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

PHASE 1 - BUILDING SHELL

TRACT A-2-B-2-A-1-C-1
JAWT HOLDINGS, LLC

123'-1"

192'-6"

41'-0"

192'-6"

50'-9"

192'-6"

PROPERTY LINE

PROPOSED SWALE

EXISTING SWALE

PROPERTY LINE

6 SPOTS
PHASE 1 - PARKING

3 SPOTS
PHASE 1 - PARKING

4 SPOTS
PHASE 1 - PARKING

7 SPOTS
PHASE 1 - PARKING

PROPOSED BUILDING 1
11,583 SF

FUTURE BUILDING 3
11,583 SF

FUTURE BUILDING 5
11,583 SF

FUTURE BUILDING 2
11,583 SF

FUTURE BUILDING 4
11,583 SF

FUTURE BUILDING 6
11,583 SF

FUTURE PARKING 12

FUTURE PARKING 12

FUTURE PARKING 10

FUTURE PARKING 12

FUTURE PARKING 11

FUTURE PARKING 9

EXISTING GRAVEL ROAD

TRACT A-2-B-2-A-1-E
GEISMAR LAYDOWN, LLC

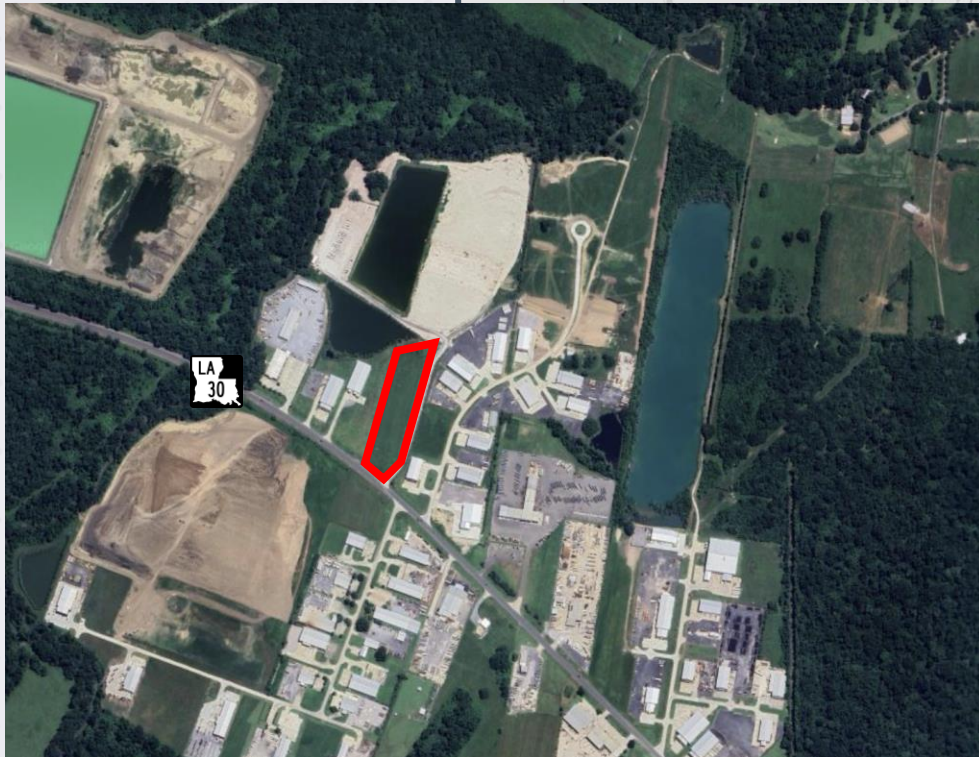
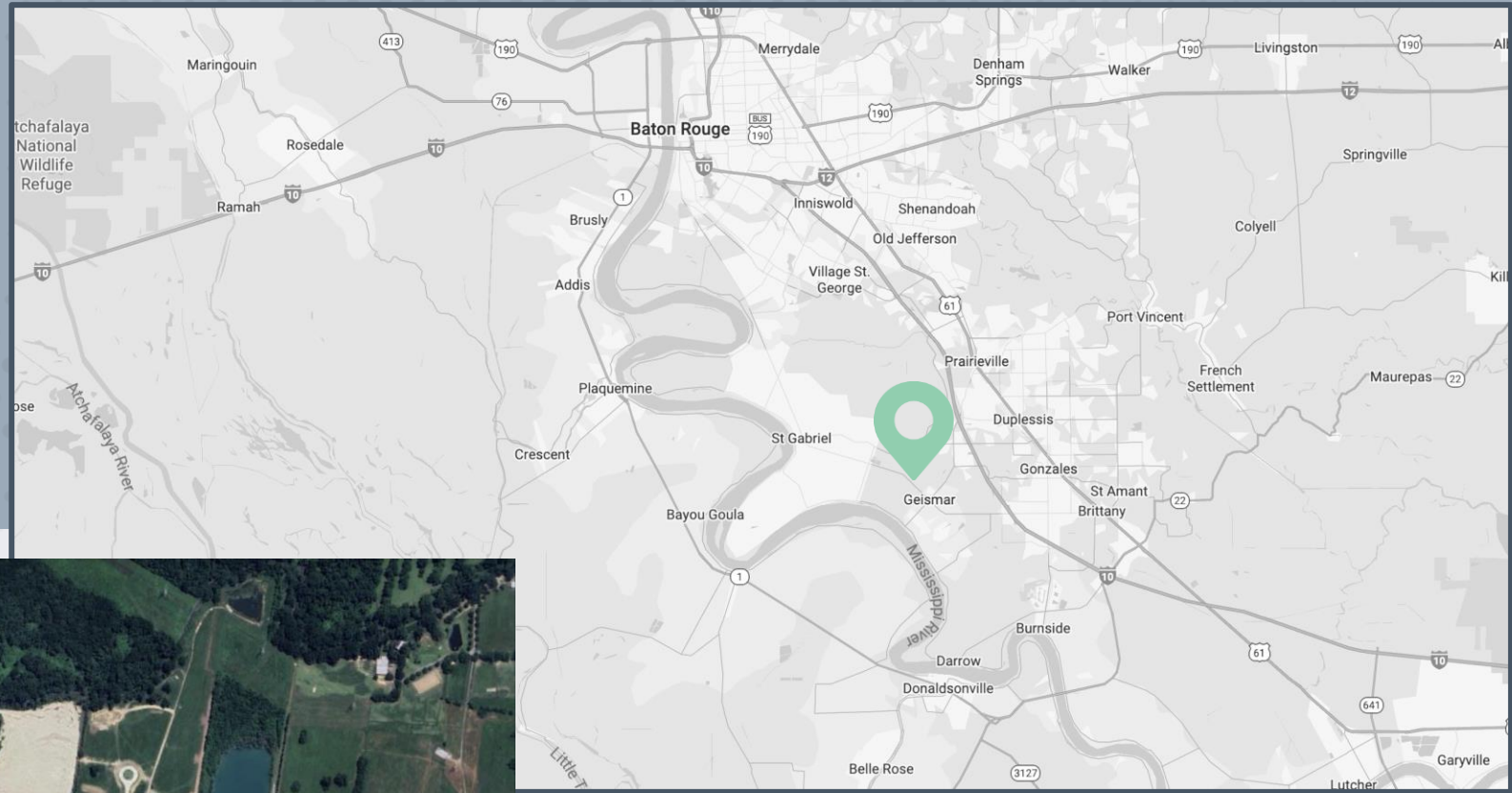
±70,000 SF

±70,000 SF

[illegible]

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



34532
HIGHWAY 30
GEISMAR, LA 70734

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INDUSTRIAL FOR LEASE

GEISMAR SMALL-BAY STORAGE

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