

± 35,000 SF
INDUSTRIAL FOR LEASE



COPPERHEAD ROAD
GEISMAR, LA 70734

CBRE  TALON

M-12
COPPERHEAD INDUSTRIAL PARK



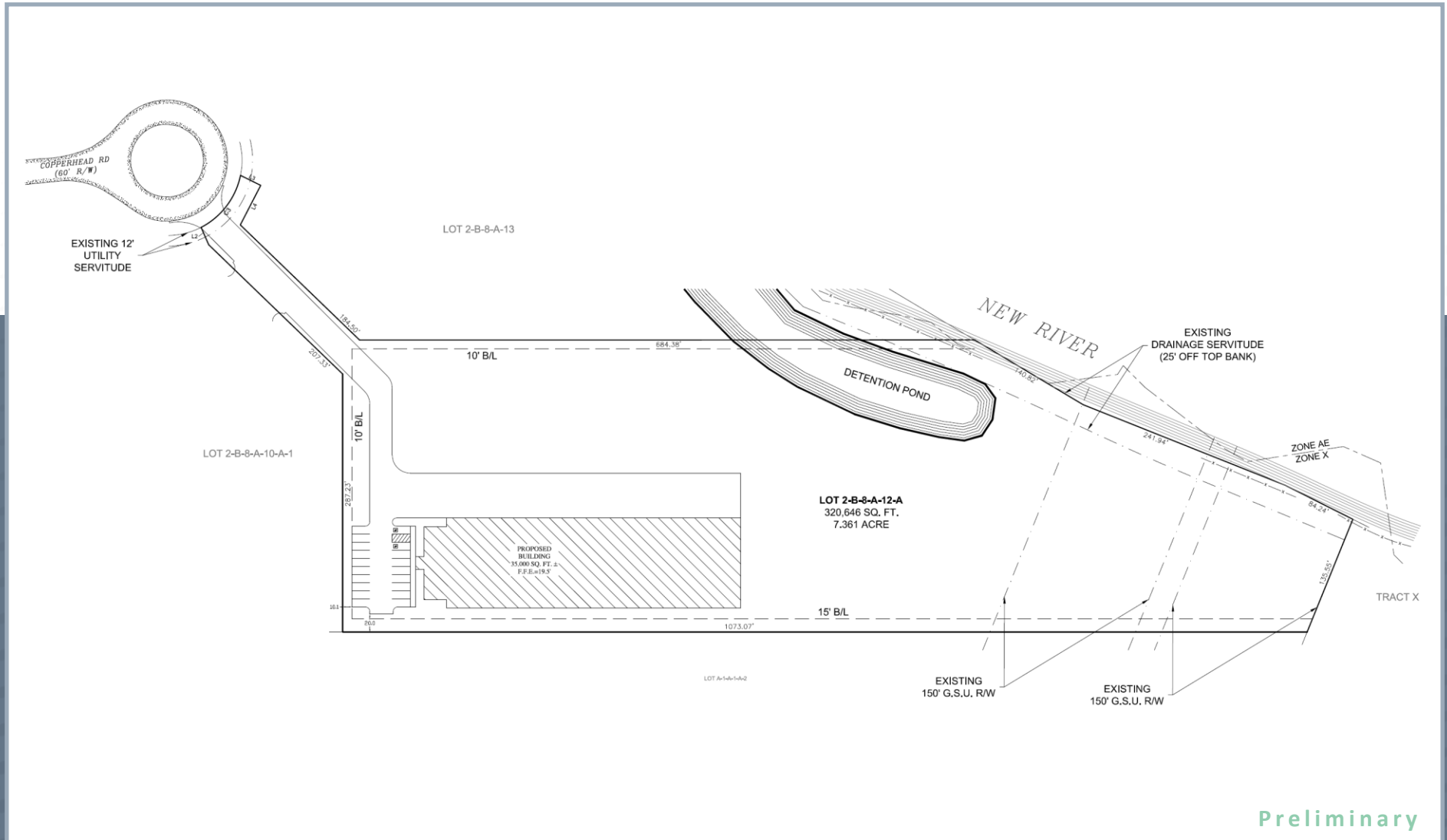
PROPERTY OVERVIEW

Property Highlights

- ± 35,000 SF Turn-Key Office/Warehouse Space
- Ample Grade-Level Loading with Potential to Add Docks
- Clear-Span Sprinklered Warehouse with 26 ft. Eave Height
- 3-Phase Power
- Located in the Heart of Geismar Petrochemical Hub (Copperhead Industrial Park)
- Stabilized Yard Available (Rate Adjustment depending on Total Acreage Needed)

BUILDING SIZE:	± 35,000 SF
LEASE RATE:	\$12.95 PSF
STRUCTURE:	NNN
EST DELIVERY:	Q2 2027

SITE PLAN

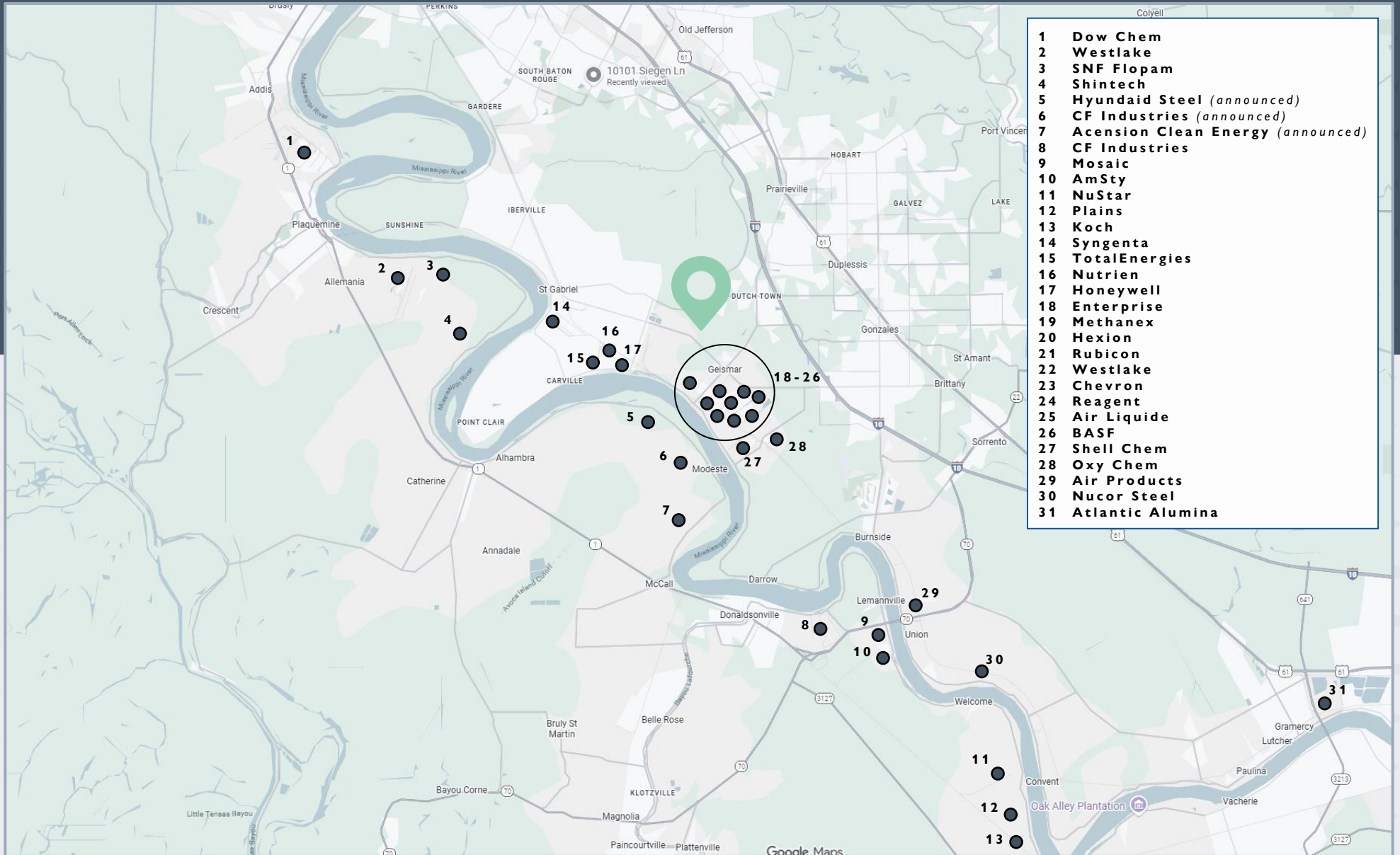


Preliminary

AERIAL MAP

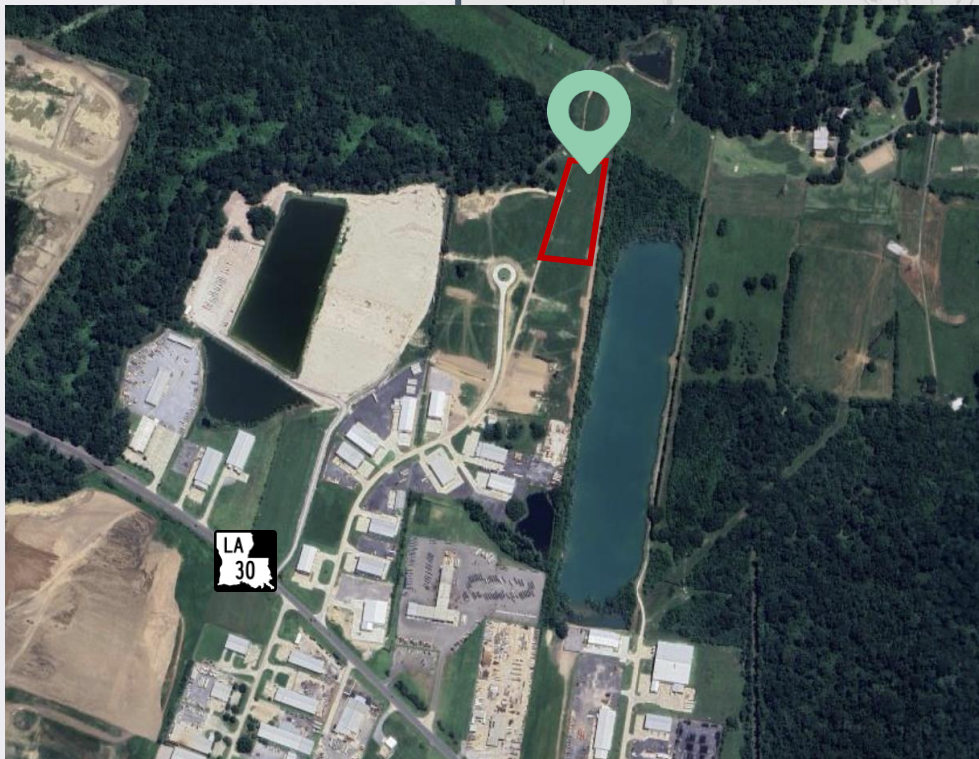
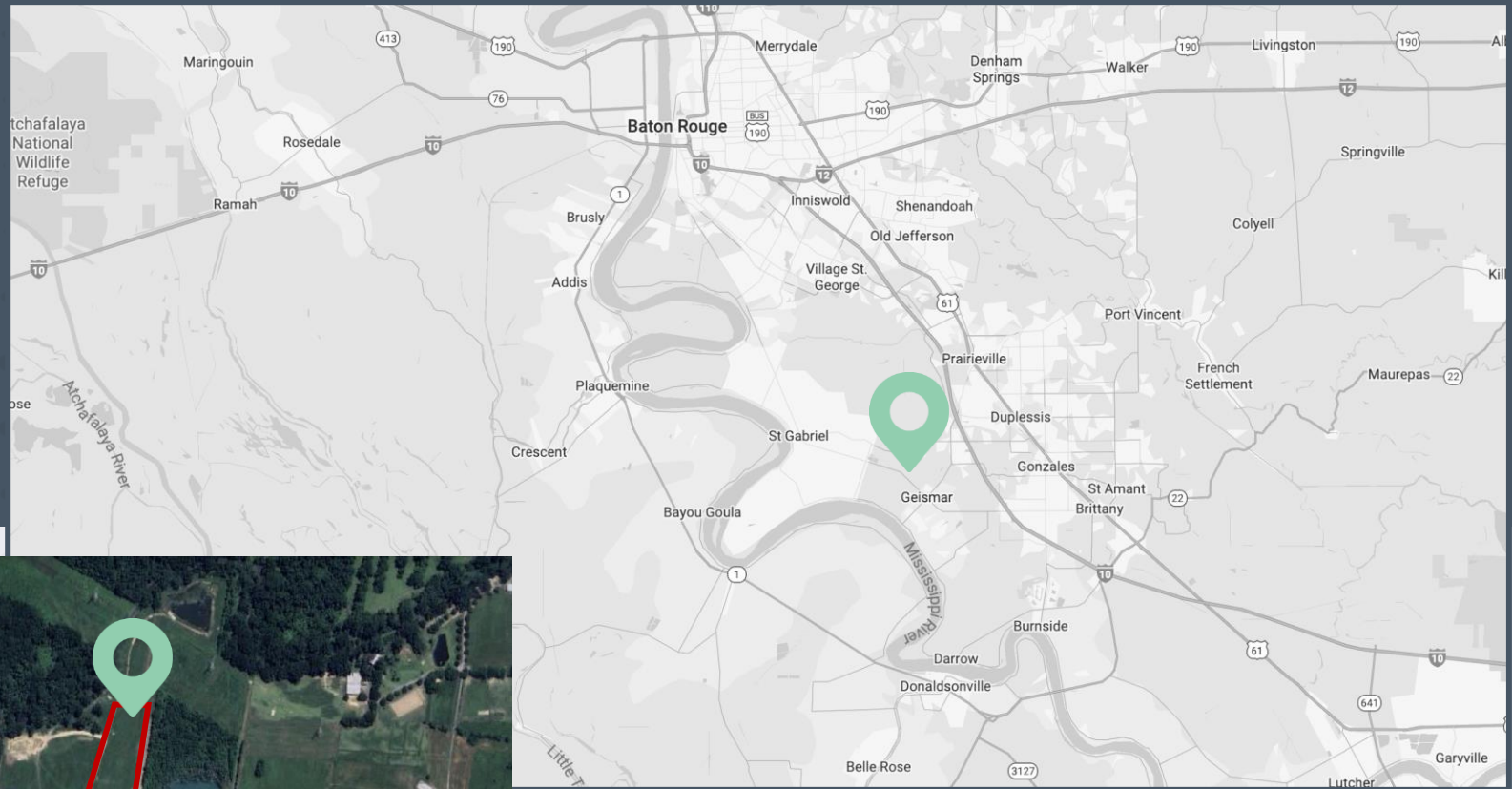


INDUSTRY MAP



- 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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