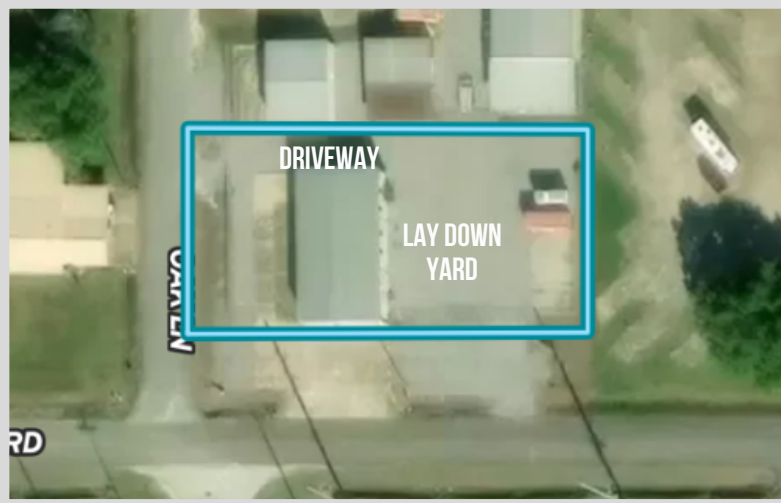


STRATEGIC INDUSTRIAL OFFICE STORAGE (IOS) OPPORTUNITY WITH OFFICE/WAREHOUSE IMPROVEMENTS

Strategically located IOS facility with ±3,200 SF of office/warehouse space, fenced laydown yard, and quick I-10 access — built for contractors, equipment operators, transportation providers, and industrial users needing secure storage and efficient regional connectivity.



1025 RAVIA ROAD
SULPHUR, LA 70665

\$5,000/ MTH NNN



BUILDING SIZE

Approximately ±3,200
Gross Square Feet



LAND

Situated on approximately
±0.76 Acres



BUILDINGS

One office/warehouse
±40'x75'



SECURITY

Secure outdoor storage capability



PARKING

Ample concrete parking,
circulation areas, and laydown
yard



CONVENIENCE

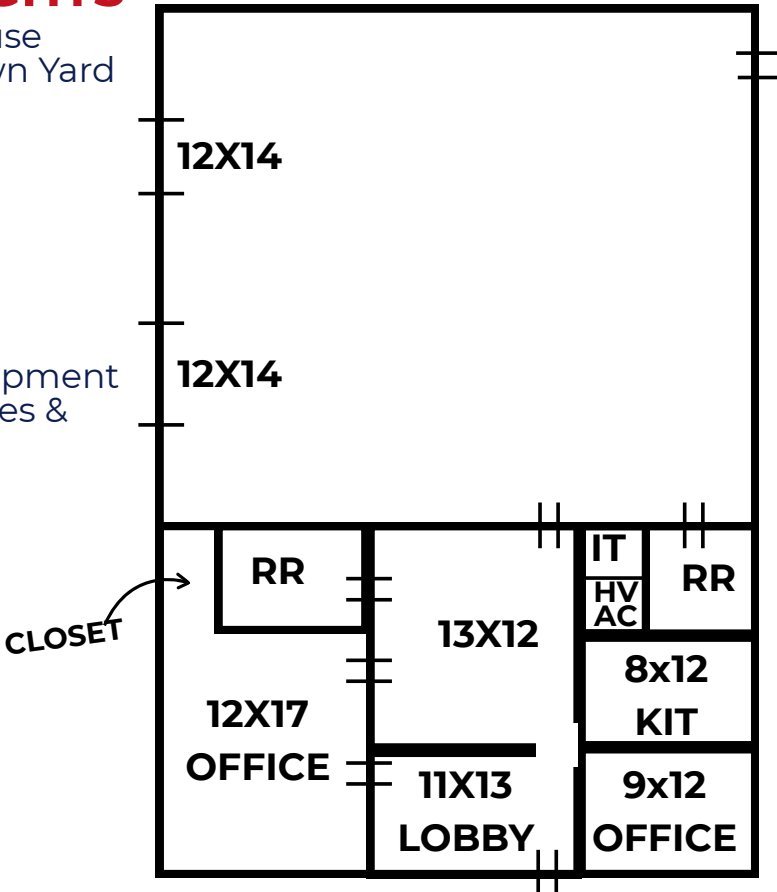
Approximately 2 Miles to
Interstate 10

IDEAL FOR

Corporate headquarters, training centers, emergency operations, governmental agencies, educational users, technology firms, and industrial support operations.

PROPERTY HIGHLIGHTS

- ±3,200 SF Office/Warehouse
- ±.25 Acres Fenced Laydown Yard
- Three-Phase Power
- Office with Kitchenette
- C-2 Zoning
- Flood Zone X
- Secure Outdoor Storage Capability
- Approximately 2 Miles to Interstate 10
- Ideal for Contractors, Equipment Storage, Service Companies & Industrial Users



STRATEGIC OPPORTUNITY WITH OFFICE/WAREHOUSE IMPROVMENTS

Whether your organization requires a secure operations center, professional training campus, corporate headquarters, or a highly adaptable office environment, this property offers the infrastructure and versatility to support your next mission.



FOR LEASE: \$5,000/ MTH NNN



Available for Immediate
Occupancy

For More Information:
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