

PROPERTY SUMMARY



Property Description

23,231 +/- sf office warehouse sitting on 2.54 acres of prime Geismar real estate. The property is equipped with 3-phase power, a dock well, and an OH grade level door, allowing seamless operations for tenants. Inside, is 4,400 +/- square foot of office area with room for productivity and collaboration. With an 20' eave height, this property offers versatile options for a range of industrial and commercial uses. Available for lease in September 2024.

Property Highlights

- 23,231 +/- sf office warehouse
- 2.54 Acres
- 3-phase power
- one (1) dock well
- One (1) OH grade level door
- 4.400 sf +/- office area

Austin Lolan

337.577.4700

alolan@beaubox.com

Brent Garrett

225.978.2071

bgarrett@beaubox.com

Offering Summary

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	23,261 SF
Lot Size:	2.54 Acres
Building Size:	23,261 SF

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6068 Hwy 73 Geismar
6068 Louisiana 73 Geismar, LA 70734

ADDITIONAL PHOTOS



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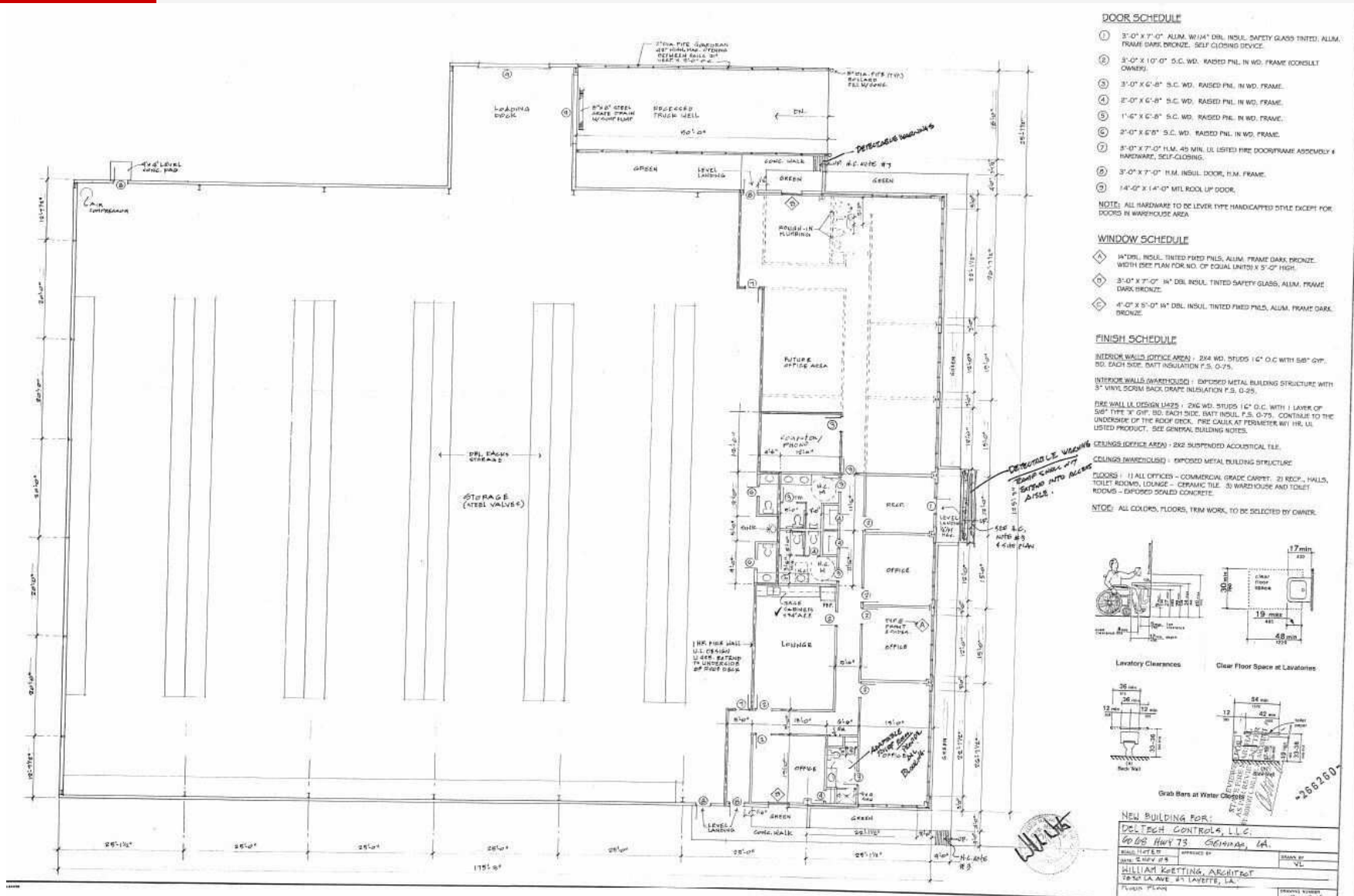
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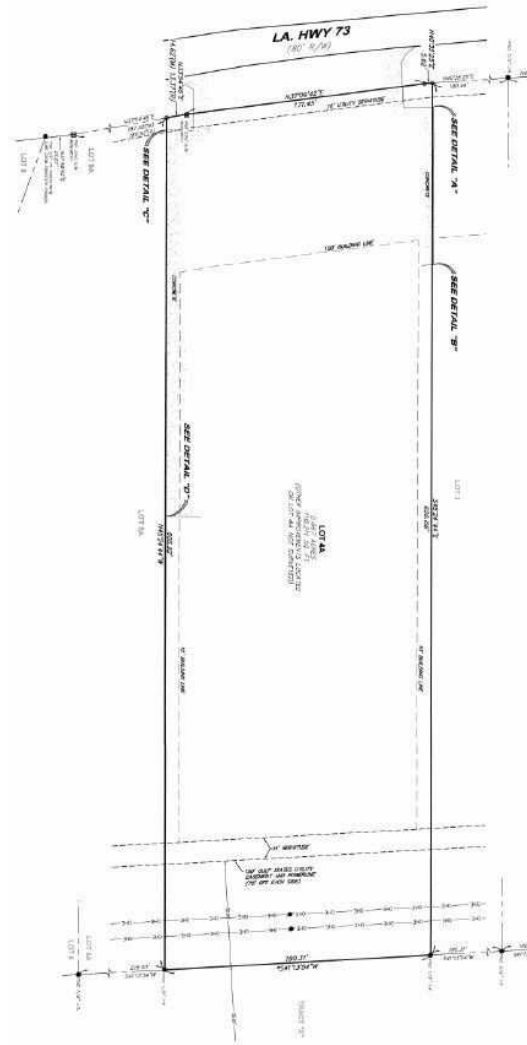
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SITE SURVEY



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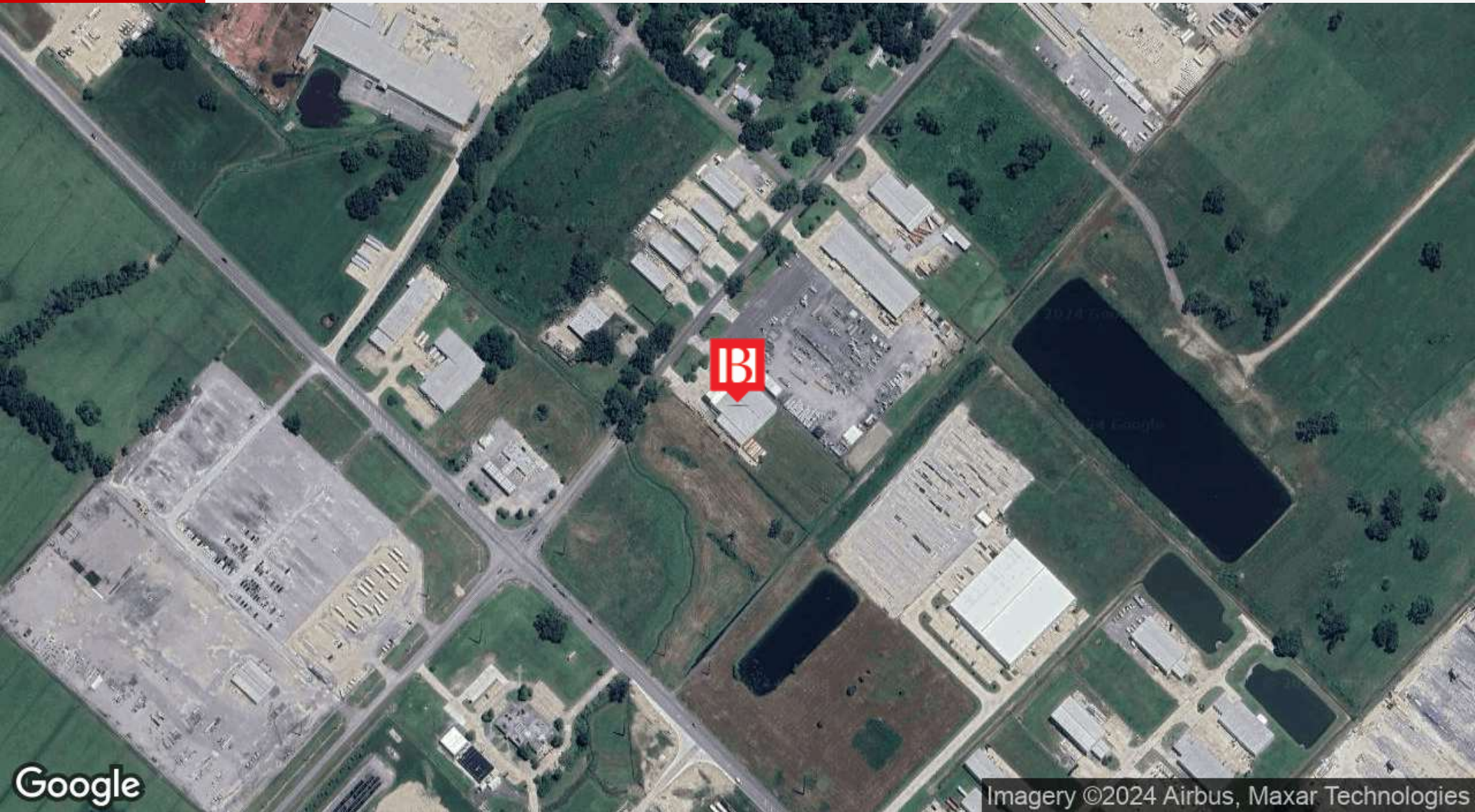
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