

12,000 – 80,000 SF
PRE-LEASING INDUSTRIAL



E HIGHWAY 30
GEISMAR, LA 70734



ARROWHEAD
INDUSTRIAL





PROPERTY OVERVIEW

Property Highlights

- Class A Industrial Park under Development featuring Modern, Flexible Industrial Spaces in the Center of High-Demand Industrial Corridor – Geismar, LA
- Building 1 (AR-1) is slated for Q1 2027 Delivery
- Current scope for AR-1 includes 20 - 30,000 SF with 2,000 SF of Office Space
- Laydown Yard Available Upon Request
- Grade-Level Loading (Docks Available Upon Request)
- 26-foot Eaves
- 3-Phase Electric

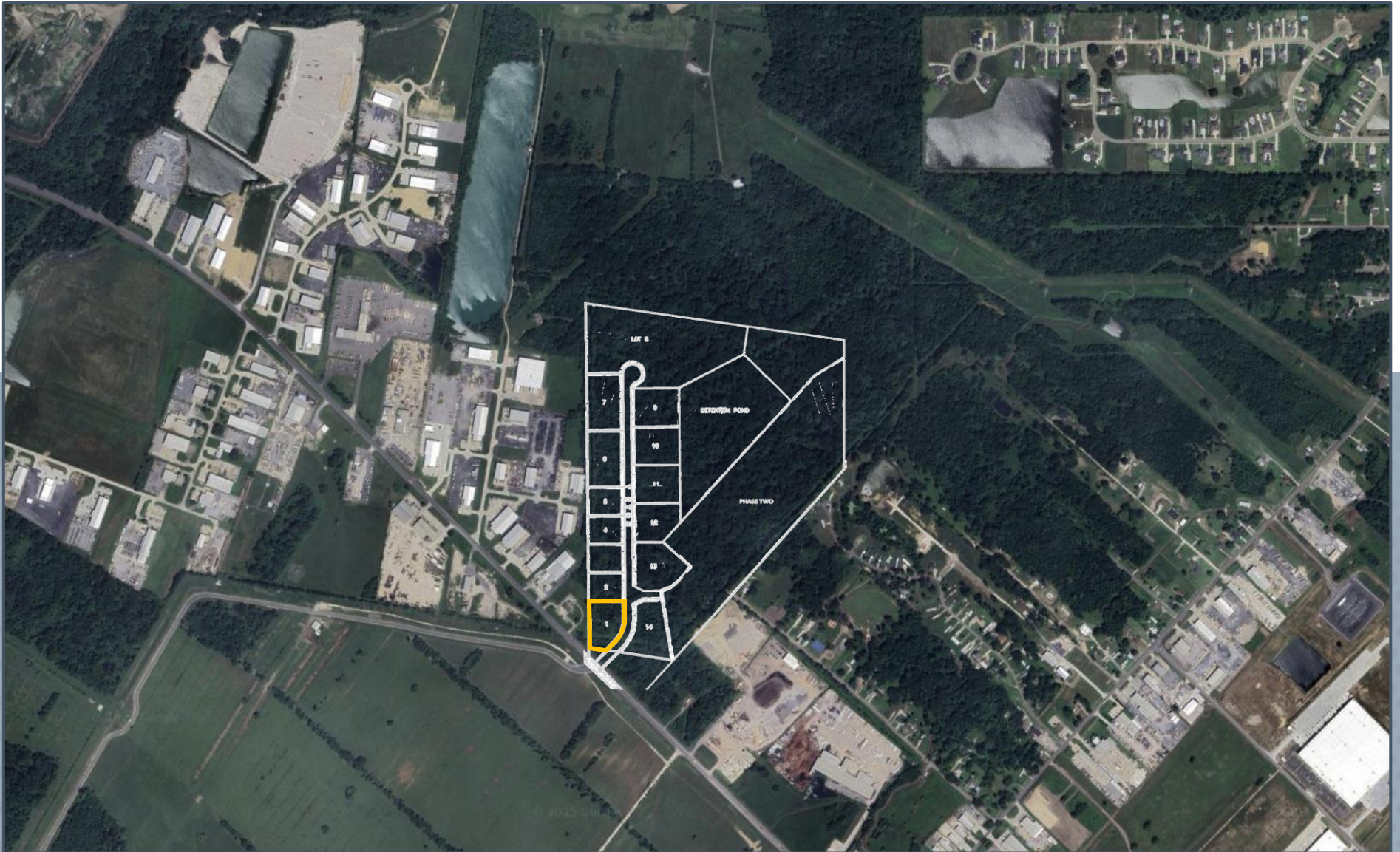
AVAIL SPACE (SF): 12,000 – 80,000

LEASE RATE: \$12.95 PSF

STRUCTURE: NNN

EST DELIVERY: Q1 2027

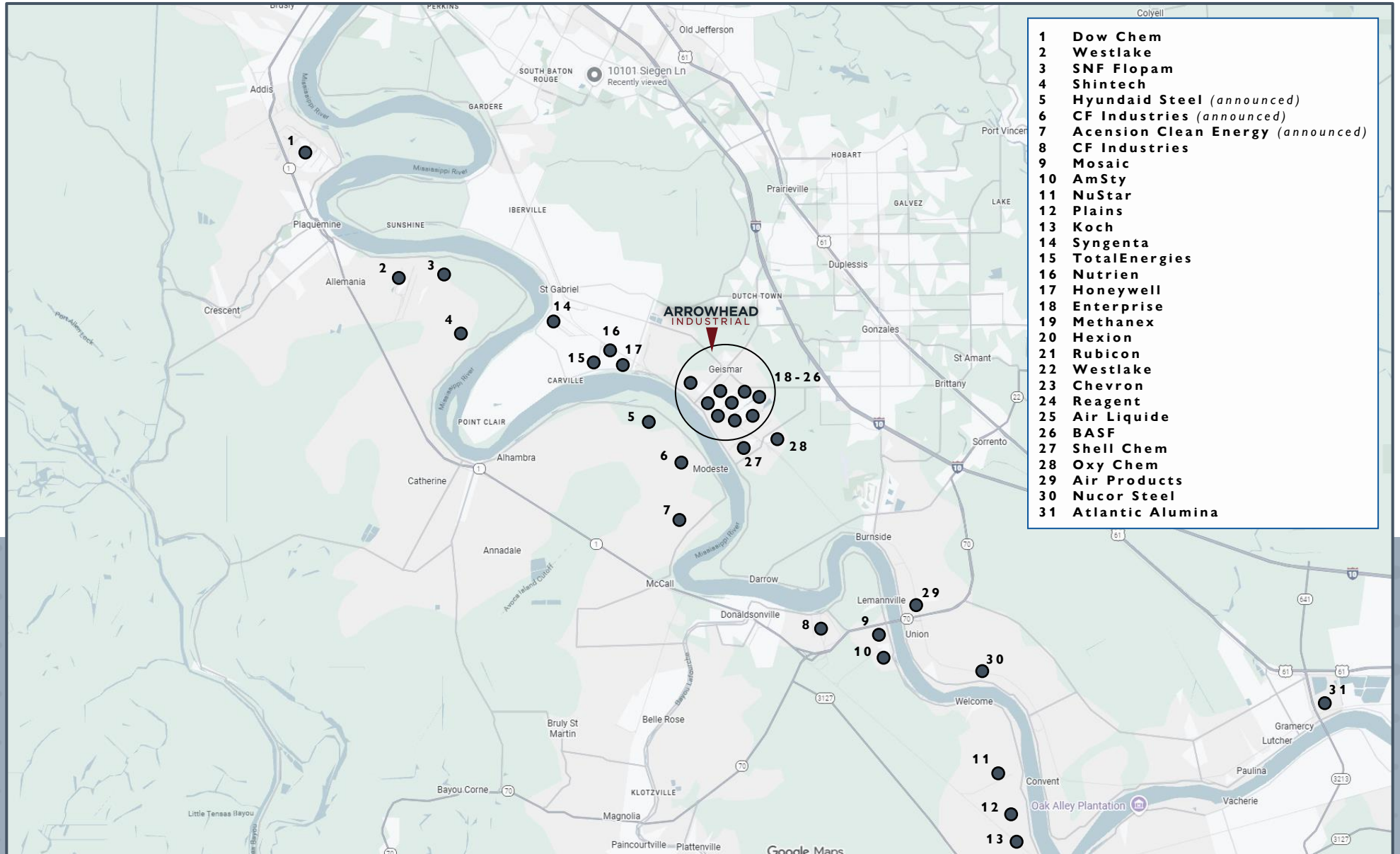
SITE PLAN



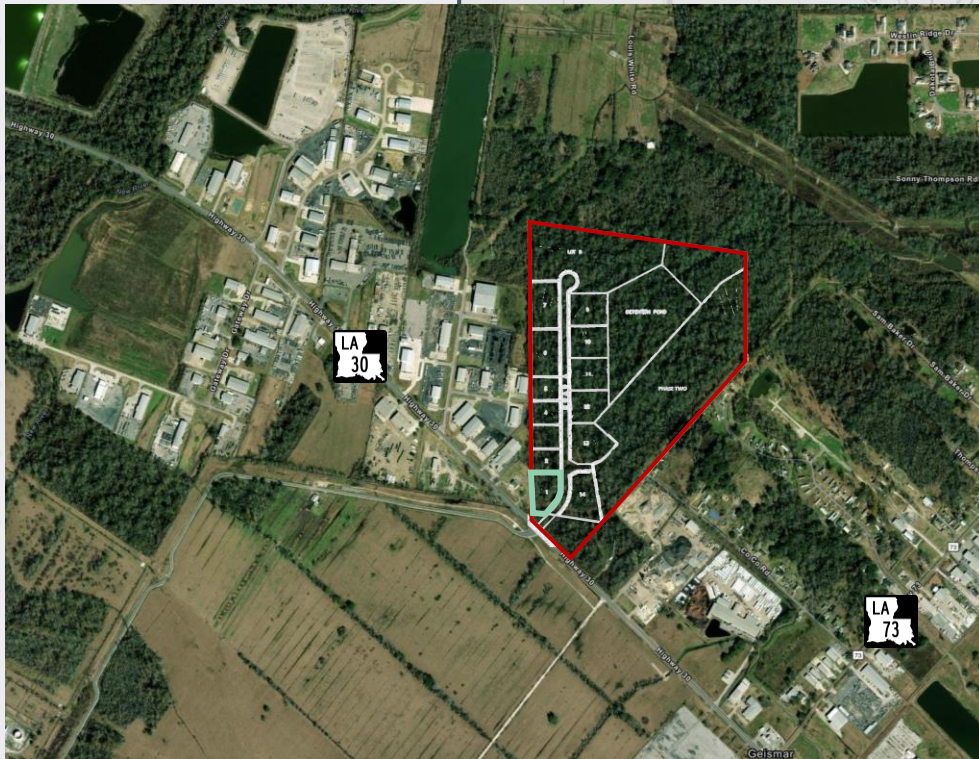
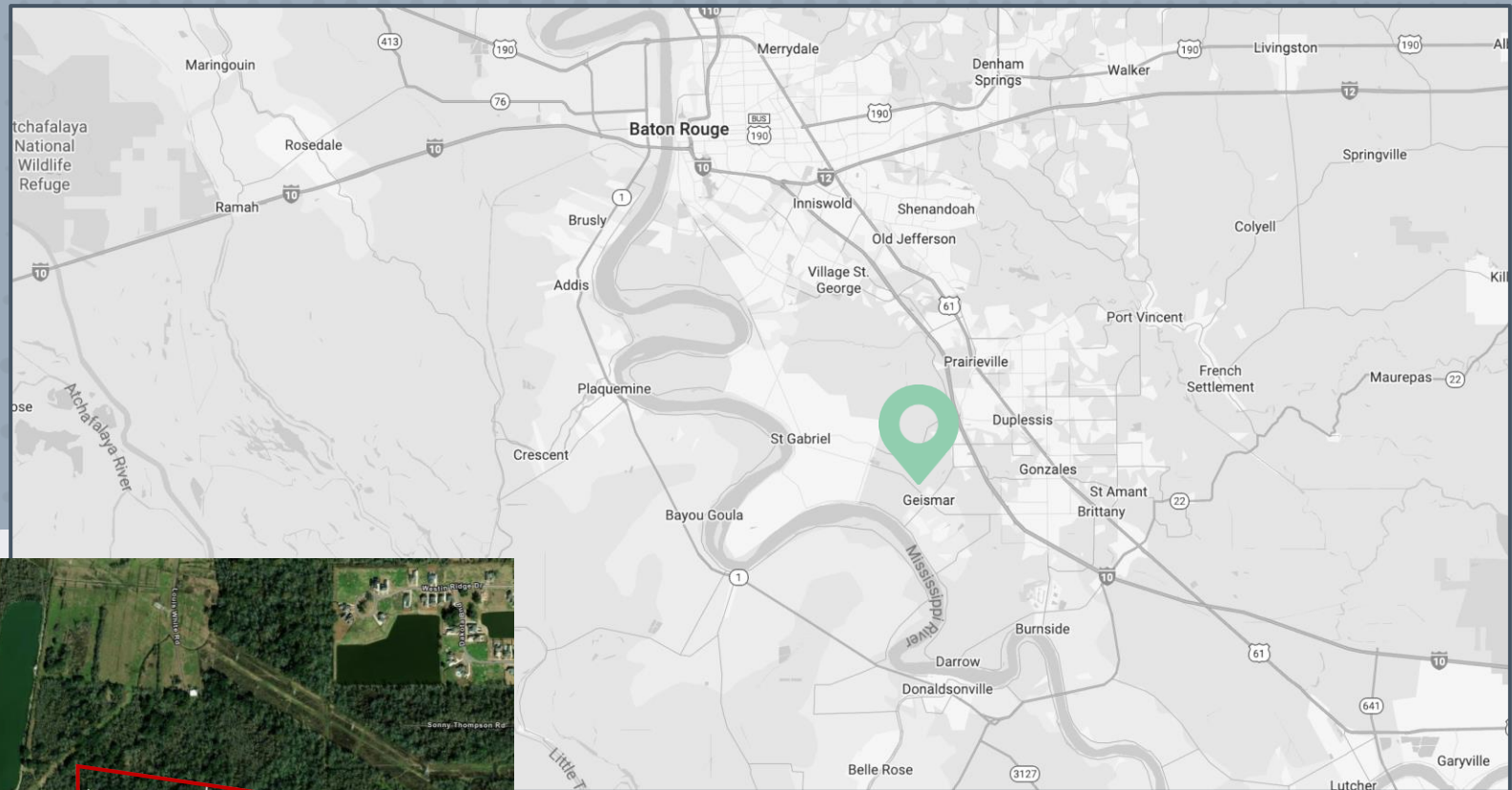
AERIAL



INDUSTRY MAP



LOCATION MAPS



**Prime Location in Major
Petrochem Corridor**

**Quick Access to Greater
Baton Rouge & S Louisiana
Markets**

Scarce Industrial Market

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