



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE
25' EAVE W. 1 ACRE LAYDOWN, TRUCK WELL, AMPLE POWER
5243 GATEWAY DR, GEISMAR, LA 70734

16,300 SF



OFFERING SUMMARY

Lease Rate:	\$11.41 SF/yr (NNN)
Building Size:	16,300 SF
Lot Size:	2.03 Acres
Expenses:	\$2.51 SF/yr
Zoning:	HI (Heavy Industrial)

LOCATION OVERVIEW

Located in Geismar, Louisiana off Hwy. 30.

PROPERTY HIGHLIGHTS

- 16,300 SqFt Office Warehouse
- 11,900 SqFt Warehouse
- 4,400 SqFt Office
- Approx. 1 Acre Laydown Yard
- 480V / 3Phase / 600 Amp Power
- Truck Well for 53' trailer access
- 25' Eave Height
- Multiple Grade Level Doors
- 2,800 SqFt rear Canopy with 28' Clear Height
- 26 Dedicated Parking Spaces that do not interfere with Yard/Deliveries/18-Wheeler Access
- Owner open to Additional Improvements
- Currently Occupied through February 28, 2026.
- Please Do Not Disturb Tenant. 24 hr Notice to Show. Contact Agent

MATTHEW SHIRLEY
Associate Broker
225.907.5214
matthew@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



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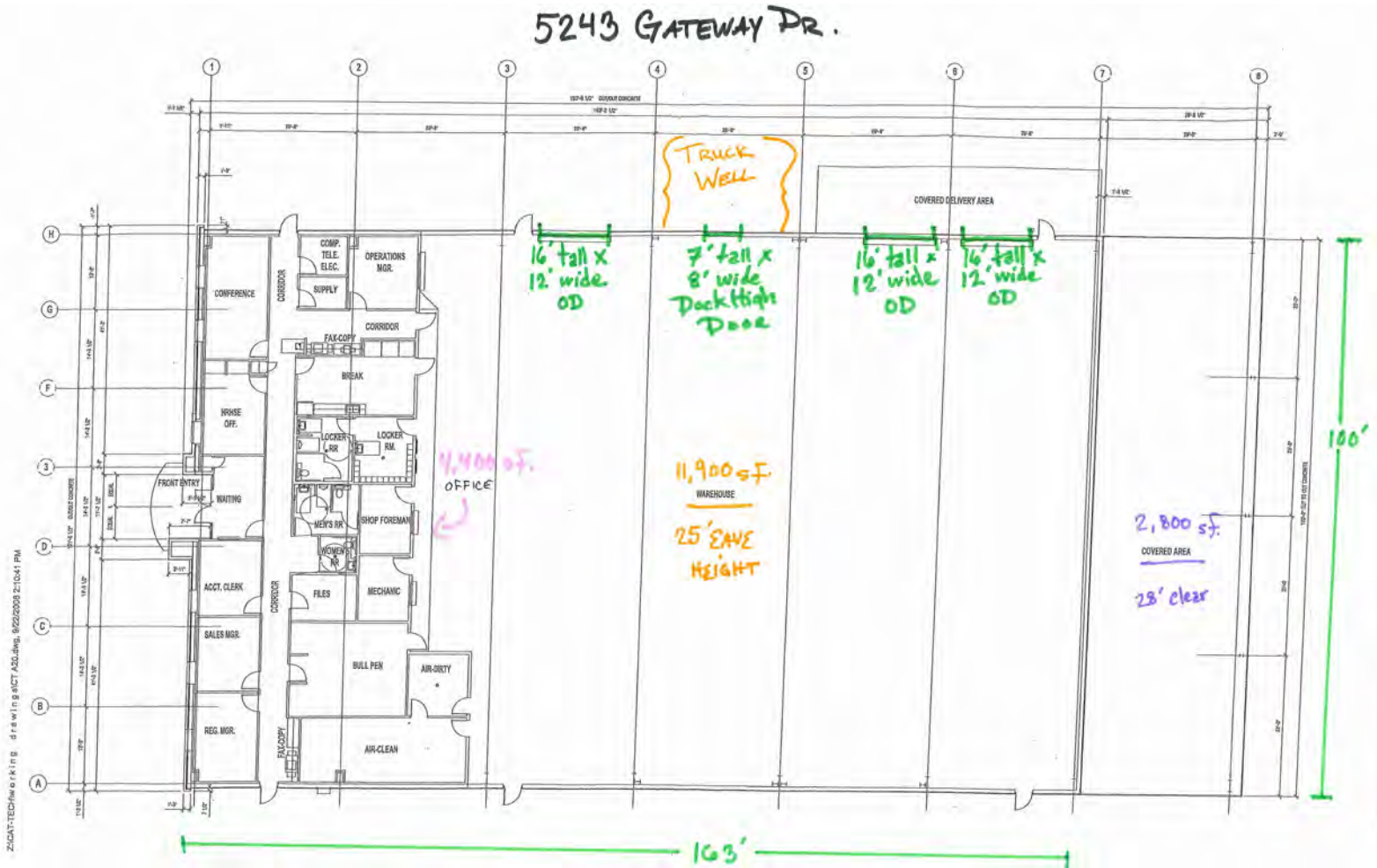
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Floor Plan

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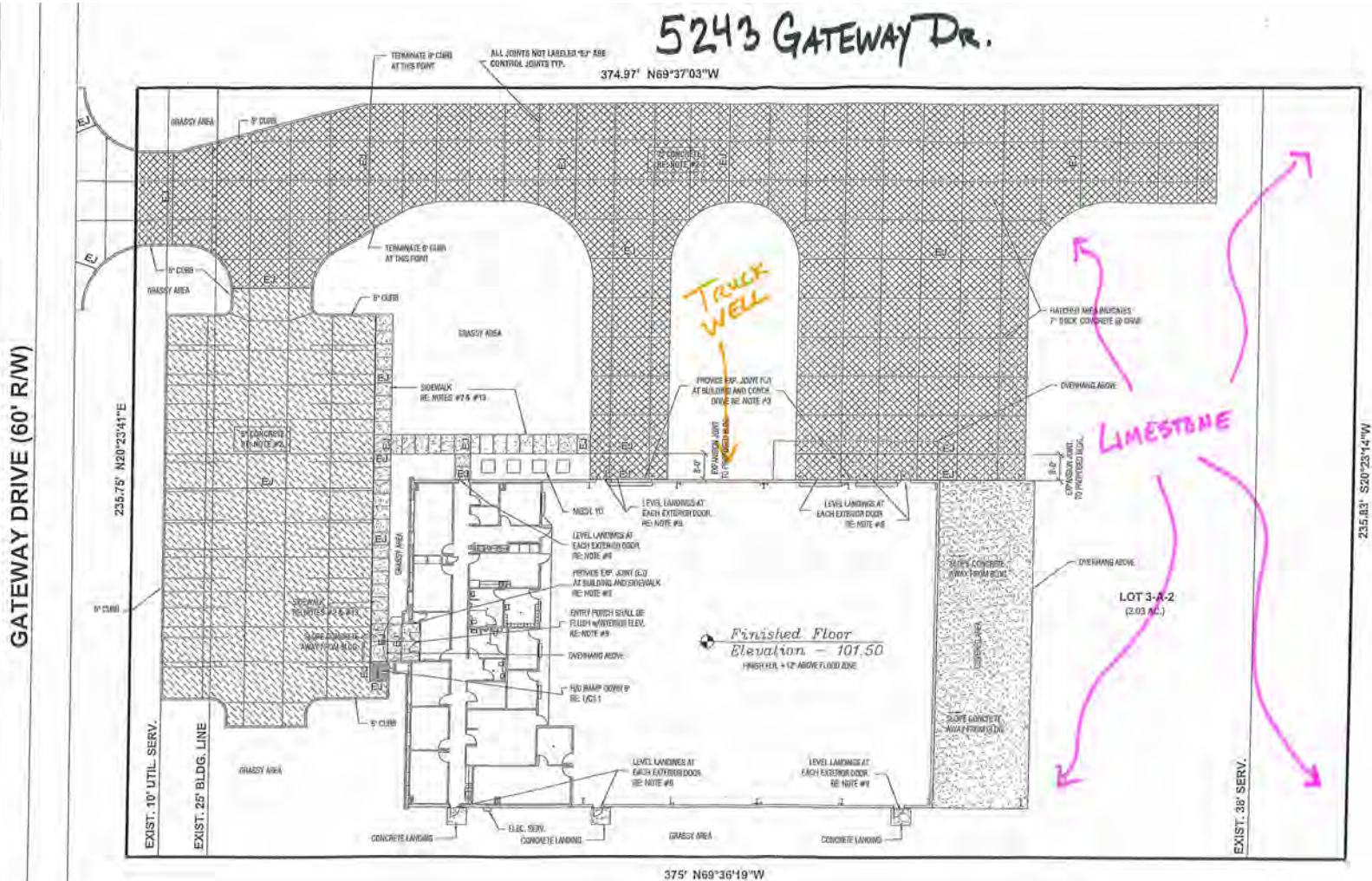
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Site Plan

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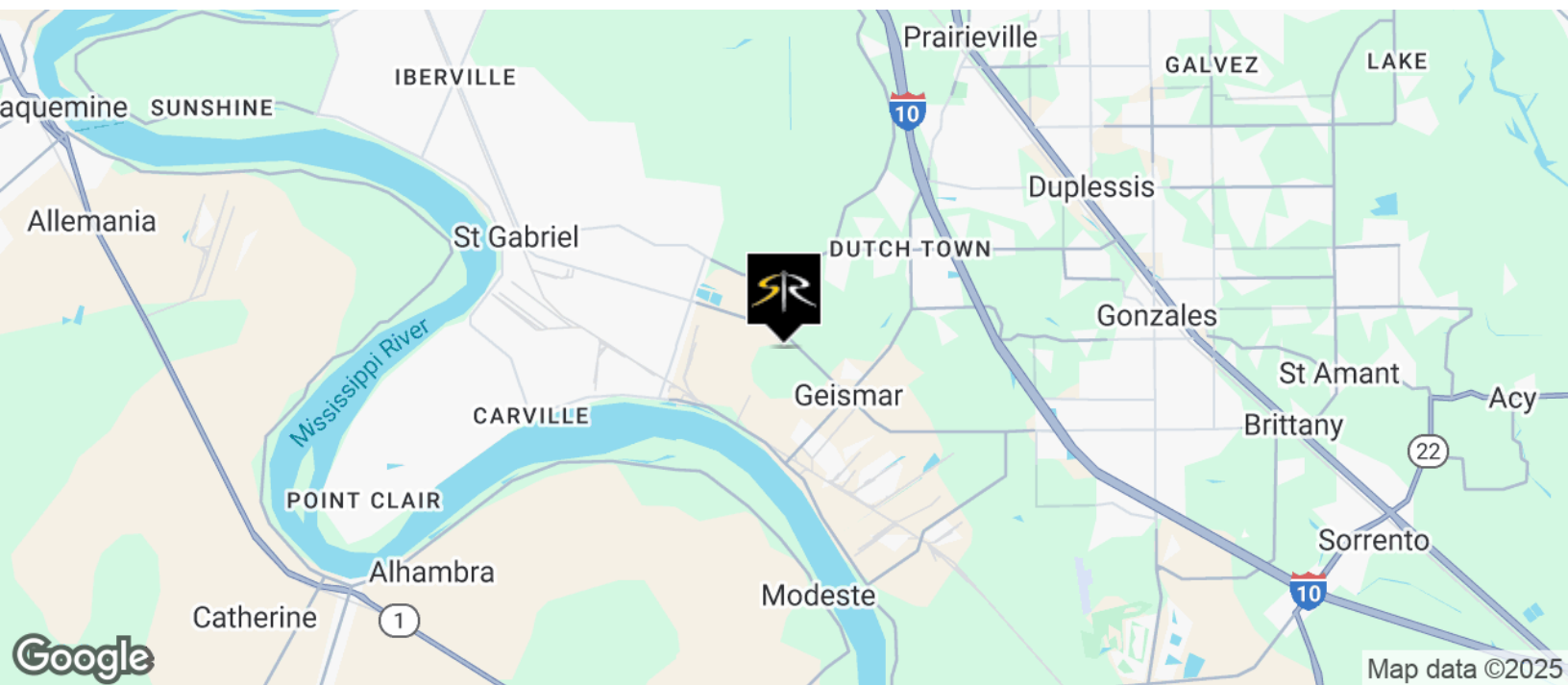
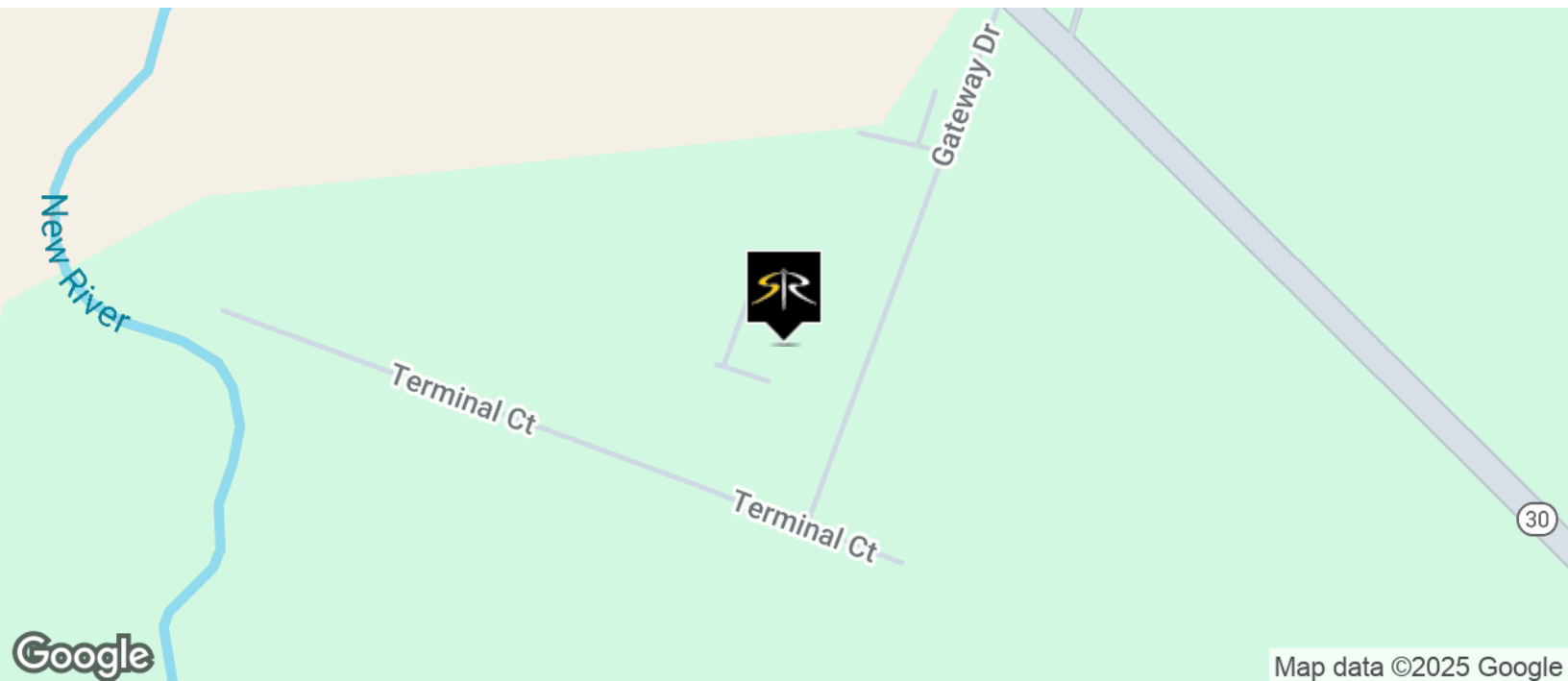
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LOCATION MAPS

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