

± 12,000 SF  
INDUSTRIAL FOR LEASE

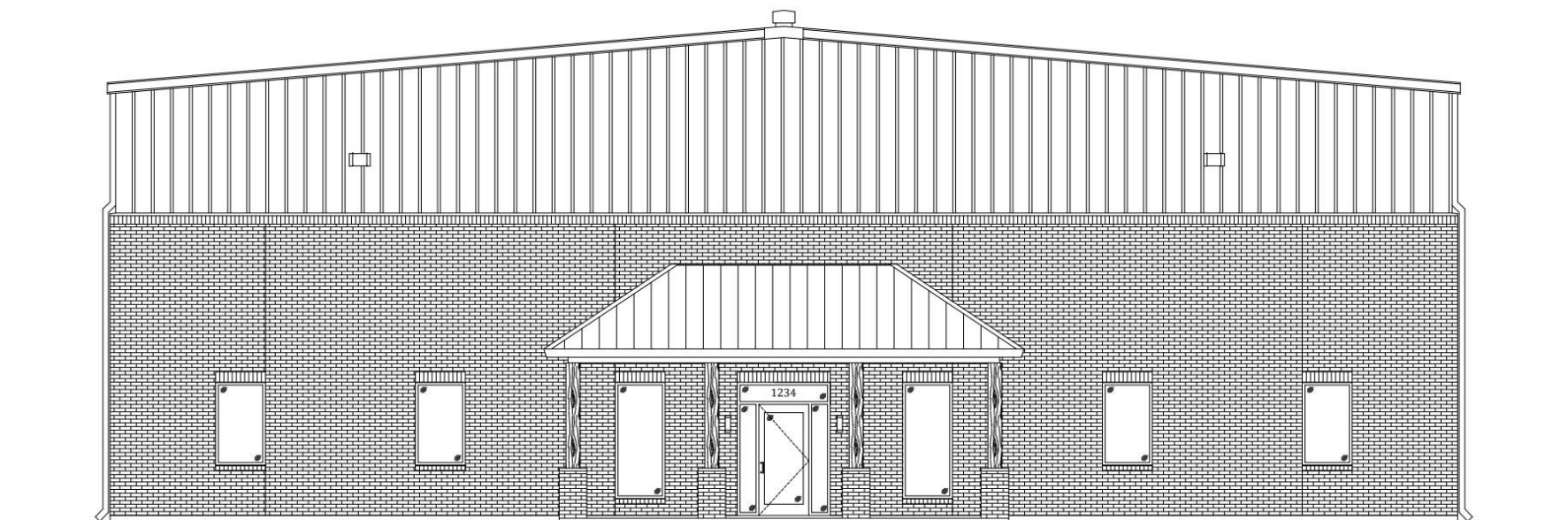


6236 COPPERHEAD RD  
GEISMAR, LA 70734



M-8  
COPPERHEAD INDUSTRIAL PARK





# PROPERTY OVERVIEW

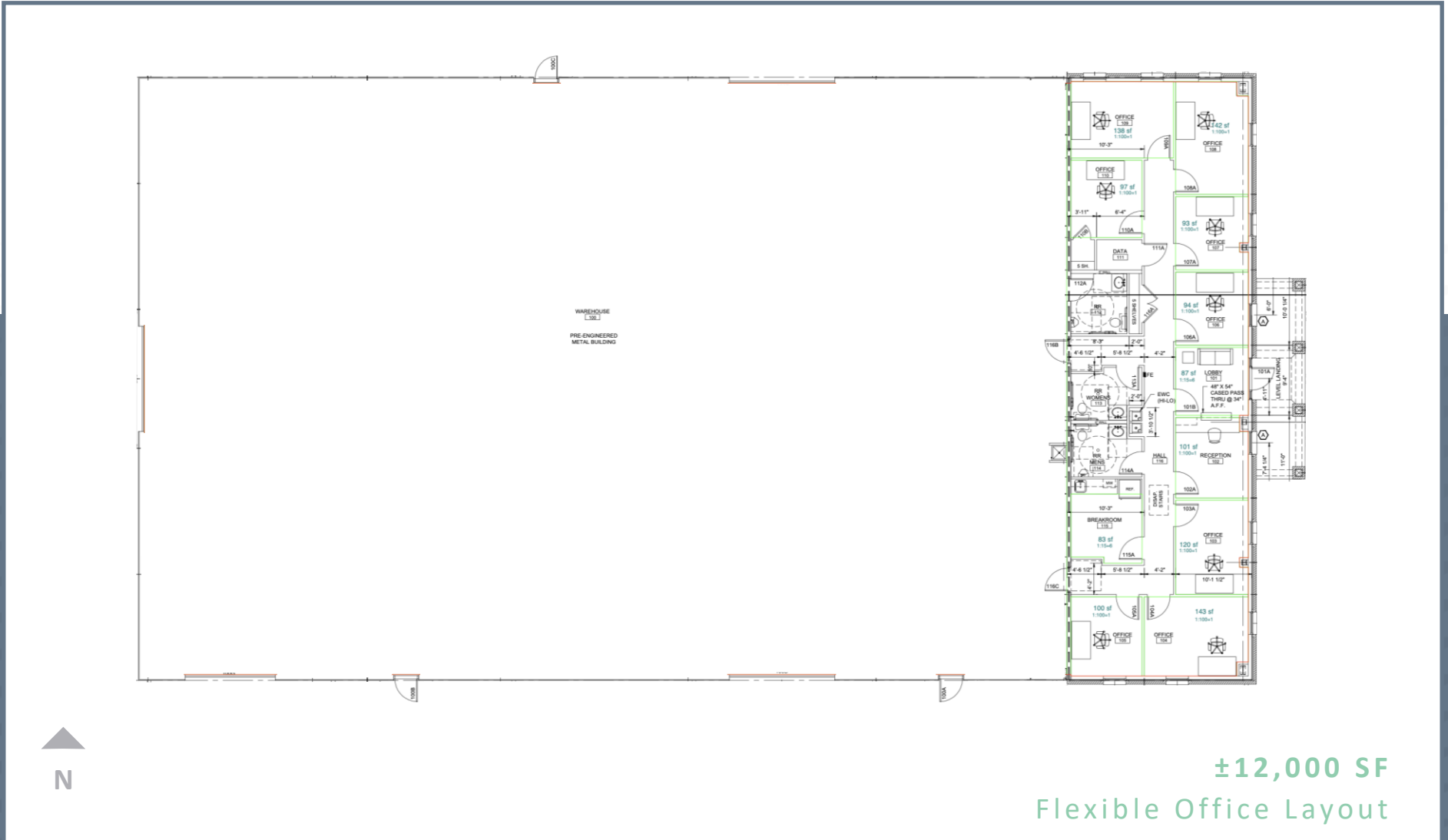
## Property Highlights

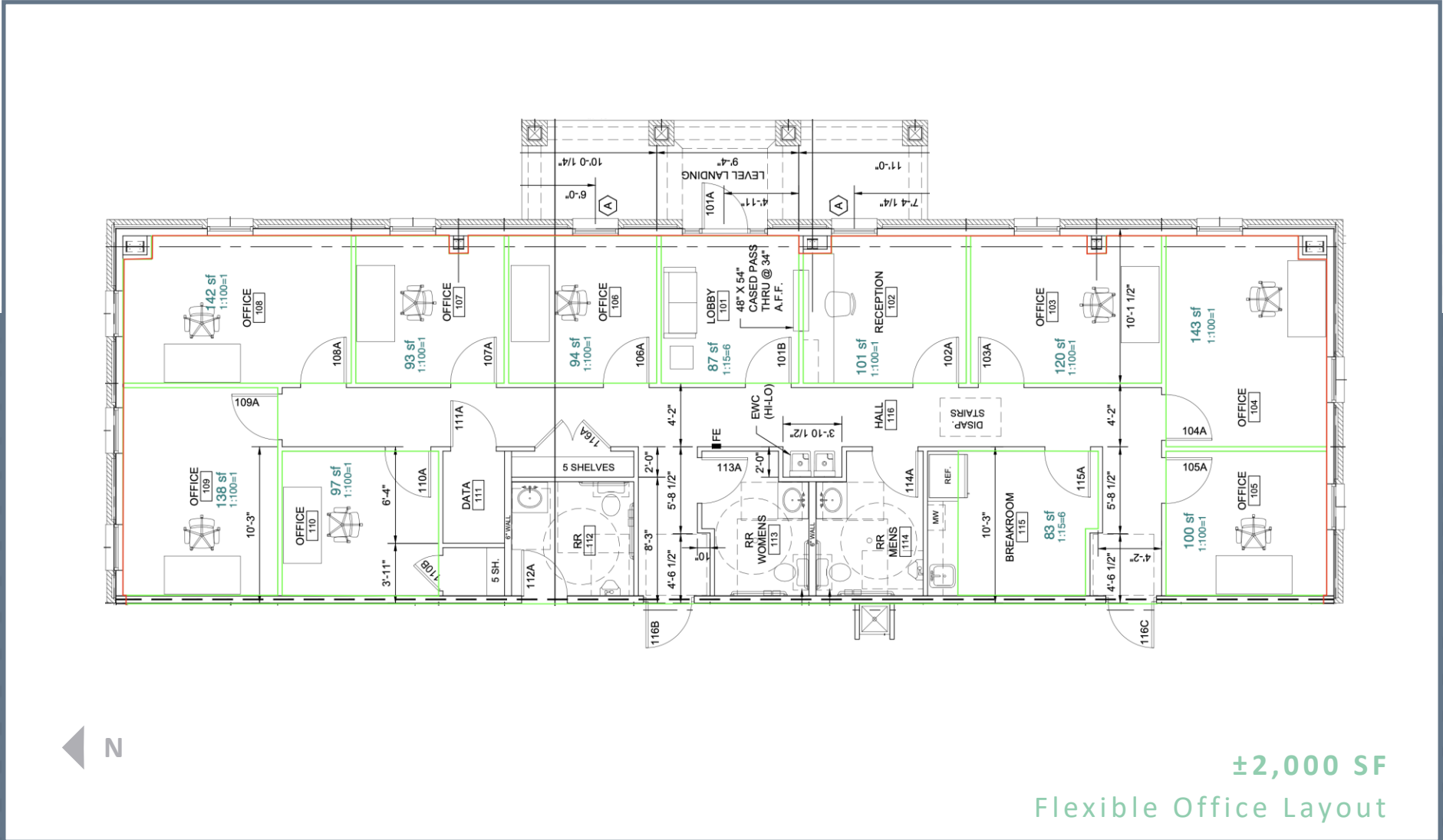
- ± 12,000 SF Free-Standing Office/Warehouse Under Construction
- Office Space to-Suit – Standard Build Includes ±2,000 SF with up to 8 Private Offices
- Grade-Level Loading with Option to Cut a Well – 3 Useable Doors, 1 for Ventilation
- Clear-Span Warehouse with 26 ft. Eaves – 3-Phase Electric
- Located within Copperhead Industrial Park in Geismar, LA - Major Petrochemical Development/Production Hub
- ¾ Acre Yard with Ability to Add More at Additional Cost

LEASE RATE: **\$12.95 PSF**

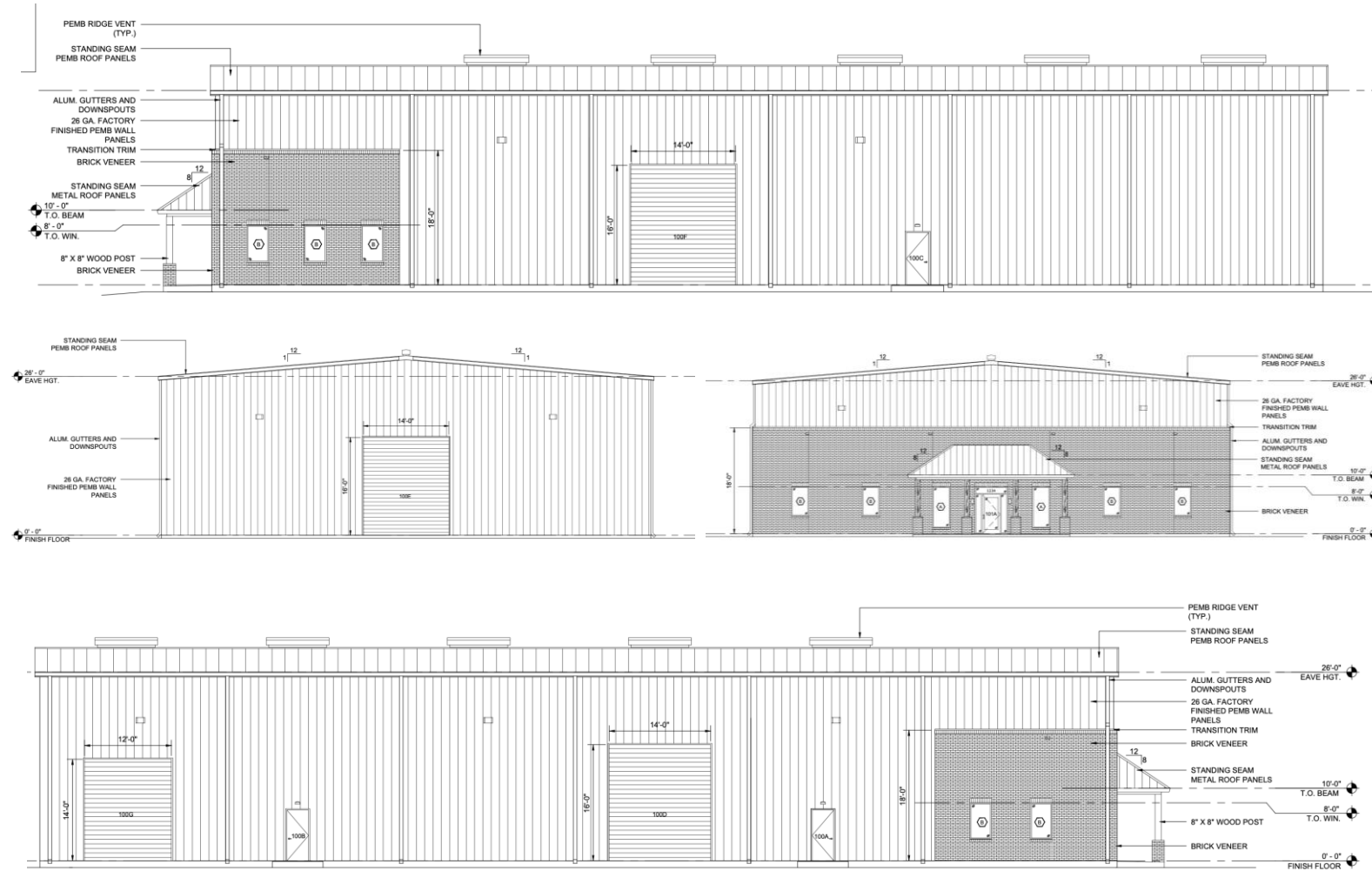
STRUCTURE: **NNN**

EST DELIVERY: **Q1 2026**





# ELEVATIONS



[illegible]

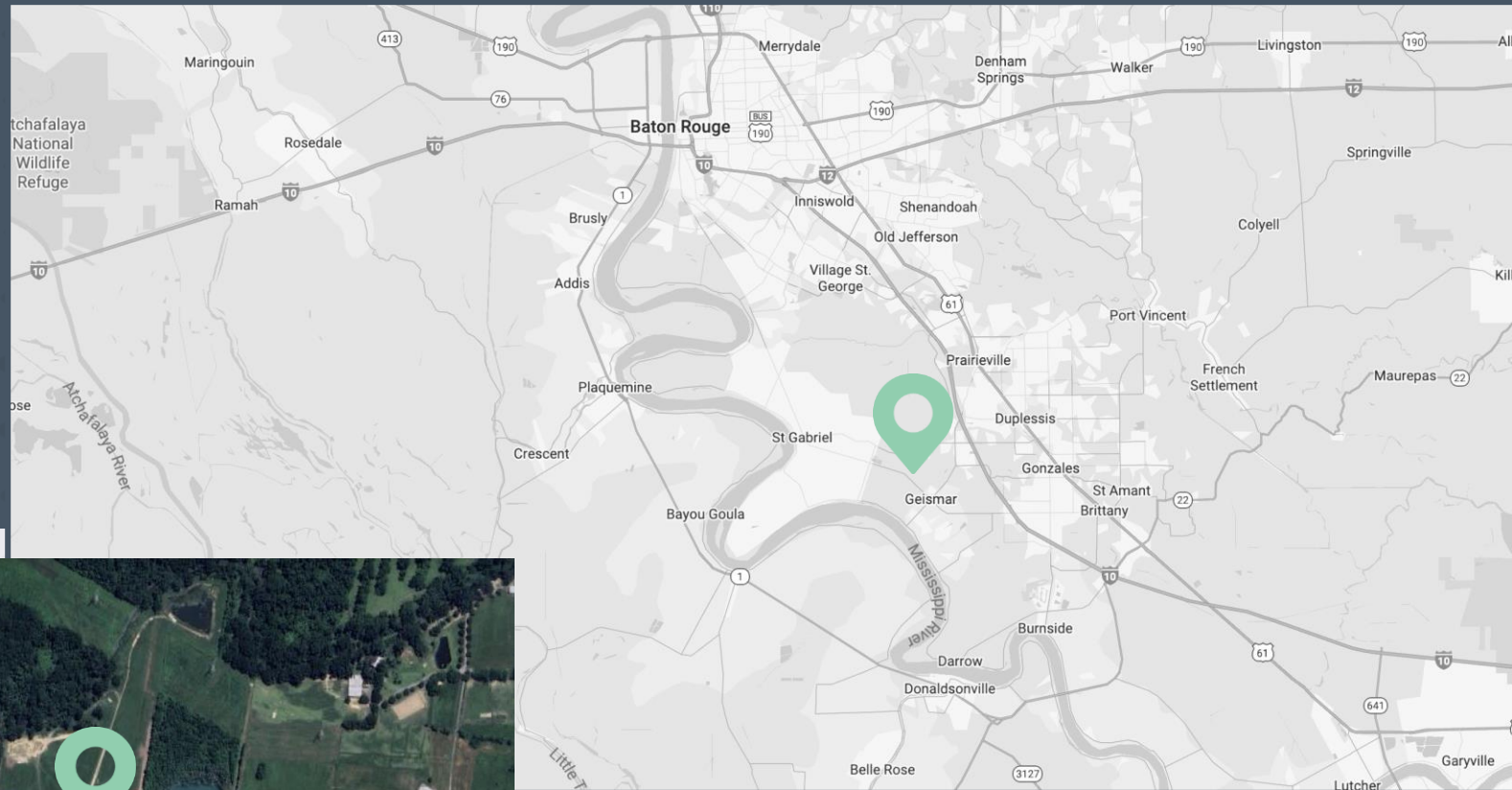


# AERIAL MAP





# LOCATION MAPS



Excellent Access via  
Hwy 30, 73, 74 & I-10

Heart of Major  
Petrochem Corridor

Extreme Low-Vacancy  
Submarket



6236  
COPPERHEAD RD  
GEISMAR, LA 70734

± 12,000 SF  
INDUSTRIAL FOR LEASE

# M-8 COPPERHEAD INDUSTRIAL PARK

**MICHAEL CASHIO, SIOR, CCIM**  
Senior Vice President  
+1 225 247 9812  
michael.cashio@cbre.com

**ALEX MCCOLLAM**  
Associate  
+1 832 584 9162  
alex.mccollam@cbre.com



© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.