

WAREHOUSE ON 2.5 ACRE LOT AVAILABLE FOR LEASE

6400 Hwy 73 , Geismar, LA 70734



OFFERING SUMMARY

AVAILABLE SF:	7,600 SF
LEASE RATE:	\$5,850.00 per month (MG)
LOT SIZE:	2.5 Acres

PROPERTY OVERVIEW

Available for Sublease Jan 1, 2021. 7,600 sf fully insulated facility having approximately 5,327sf warehouse and 2,273 sf conditioned office space including showroom and restrooms. 14 ft & 16 ft eve heights. Stabilized yard and unimproved surplus land.

PROPERTY HIGHLIGHTS

- 7,600 sf Total
- 5,327 sf Warehouse
- 2,273 sf Office
- Fully Insulated
- 6 Grade Level Doors
- 3 Phase Electric
- Stabilized Yard
- Surplus Land

KW COMMERCIAL
8686 Bluebonnet Boulevard,
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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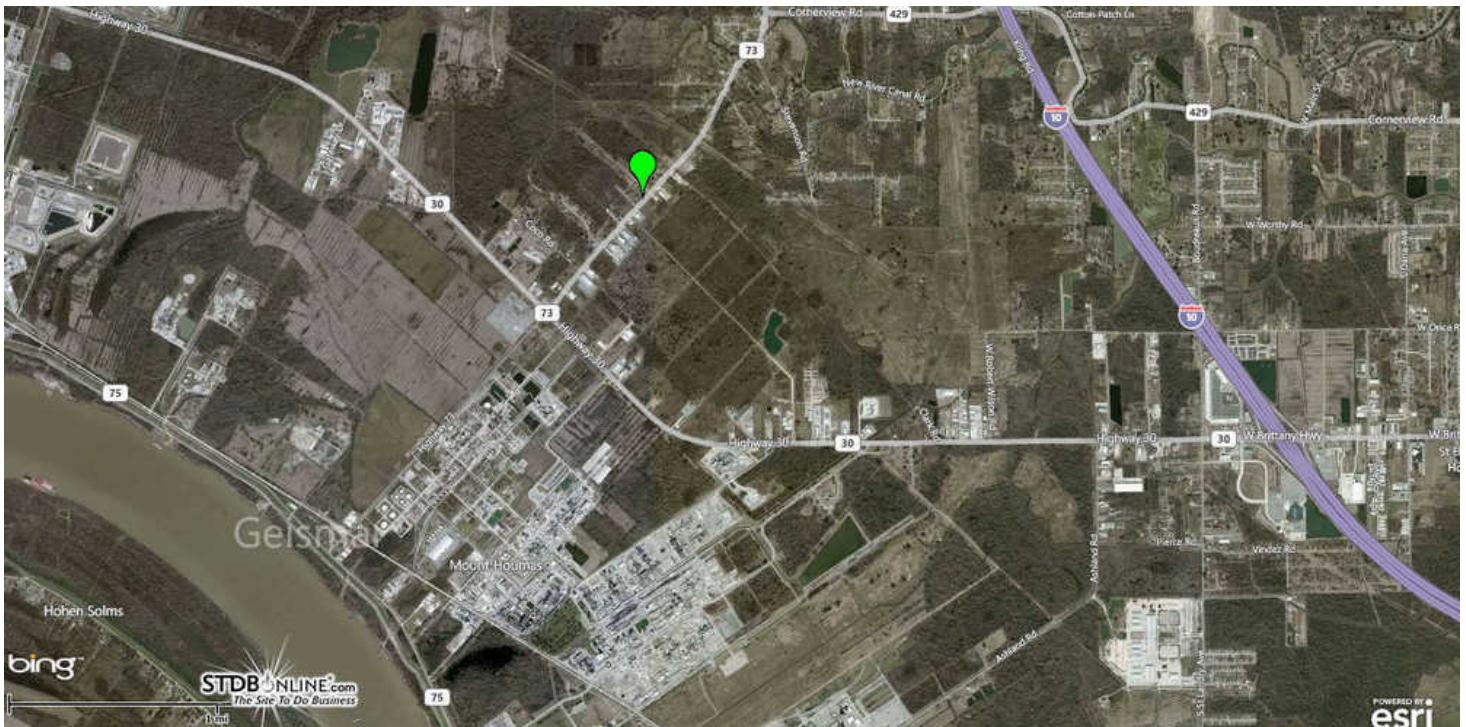
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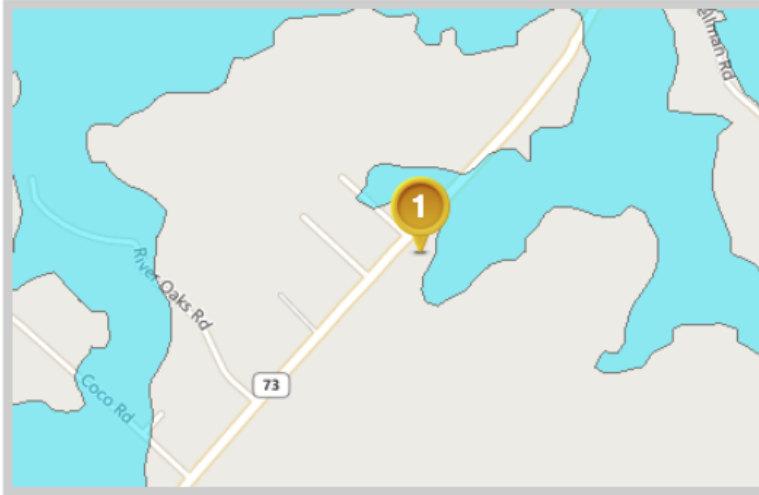
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Louisiana Flood Map 6400 Hwy 73 Geismar LA 70734



Visible Layers

Effective FIRM

Bing Roads

Point Coordinates

Point #	Lat., Long.
1	30.2274, -90.9979

Flood information in this table is from the: Effective FIRM

Point	Panel ID	Flood Zone	BFE	Ground Elevation	LOMR
1	22005C0105E 8/16/2007	X-AREA WITH REDUCED FLOOD RISK DUE TO LEVEE	out	16.4	N/A

1. **Ground Elevation** is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).

Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.

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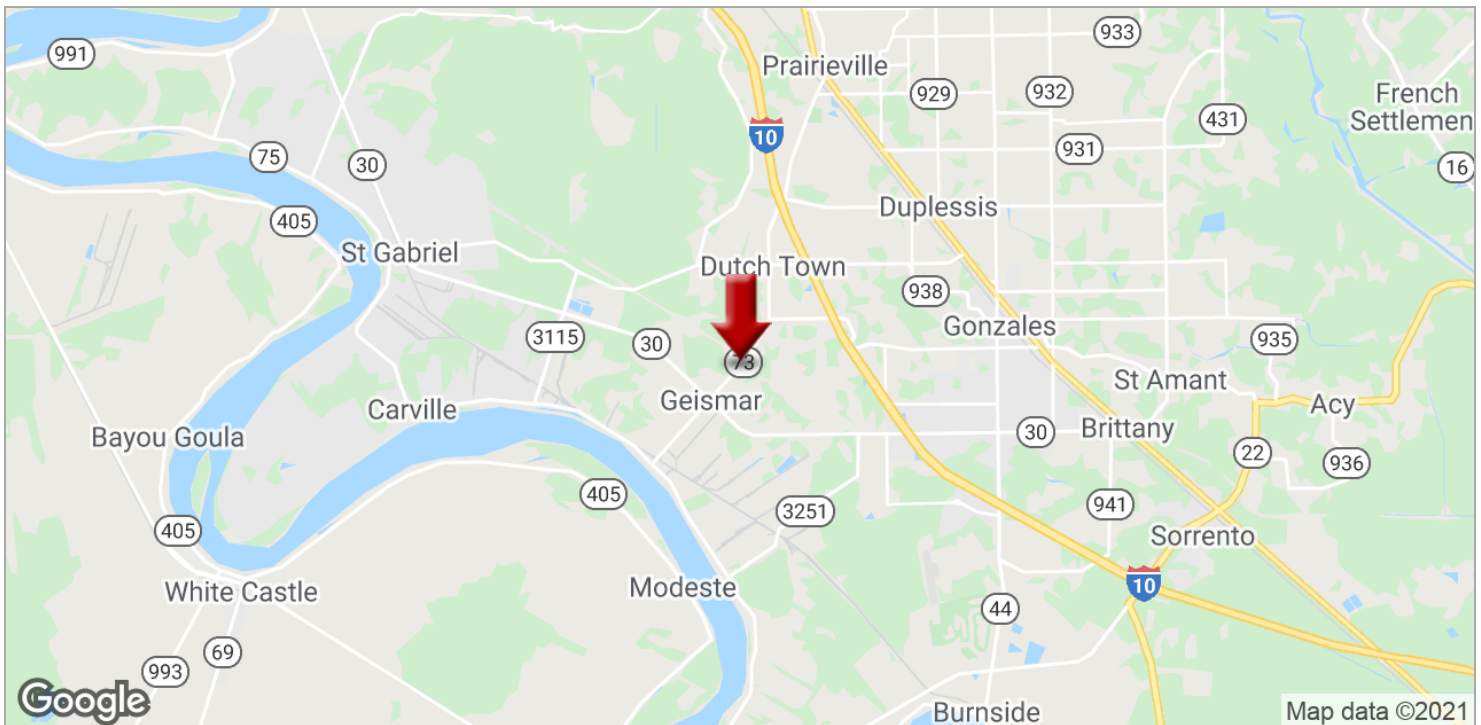
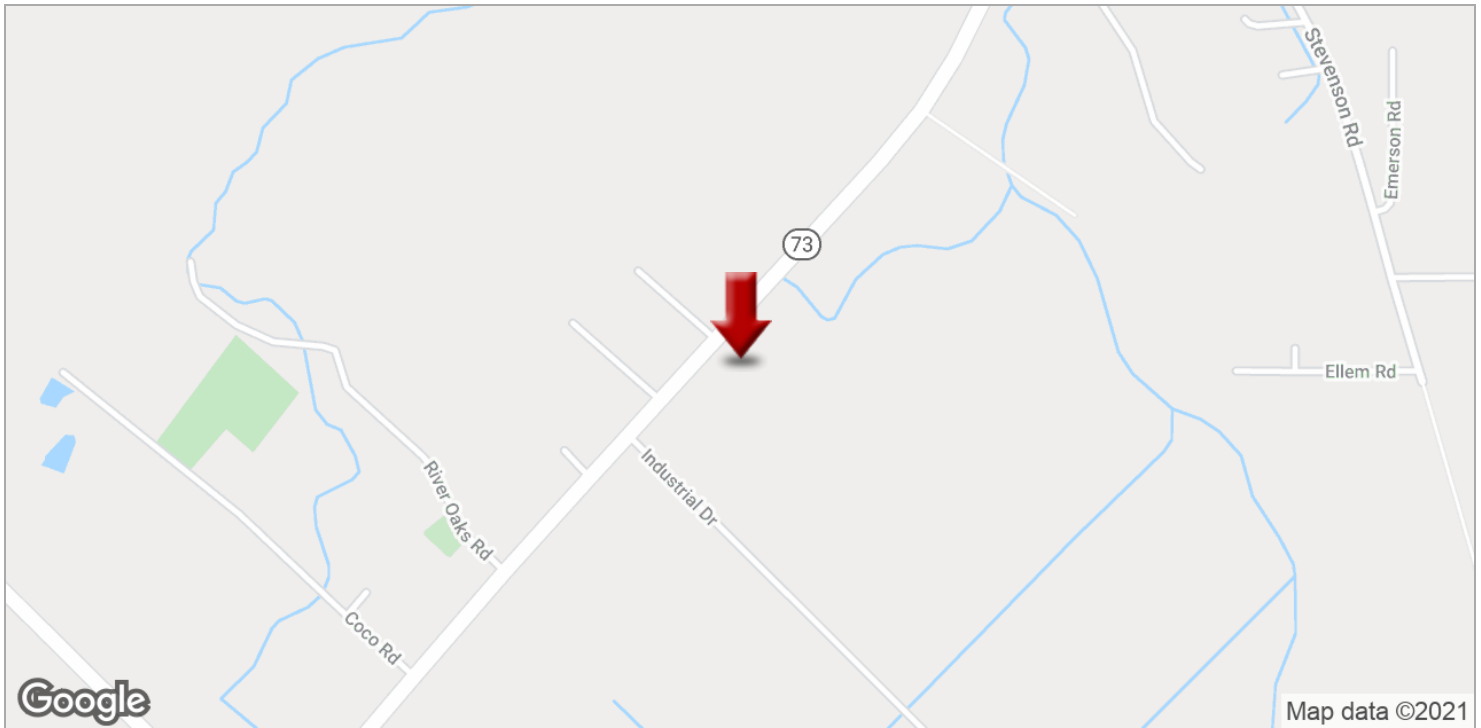
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