

# OFFICE / WAREHOUSE

FOR LEASE – 12,000 SF New Construction

6124 Copperhead Road, Geismar, LA



Presented by:

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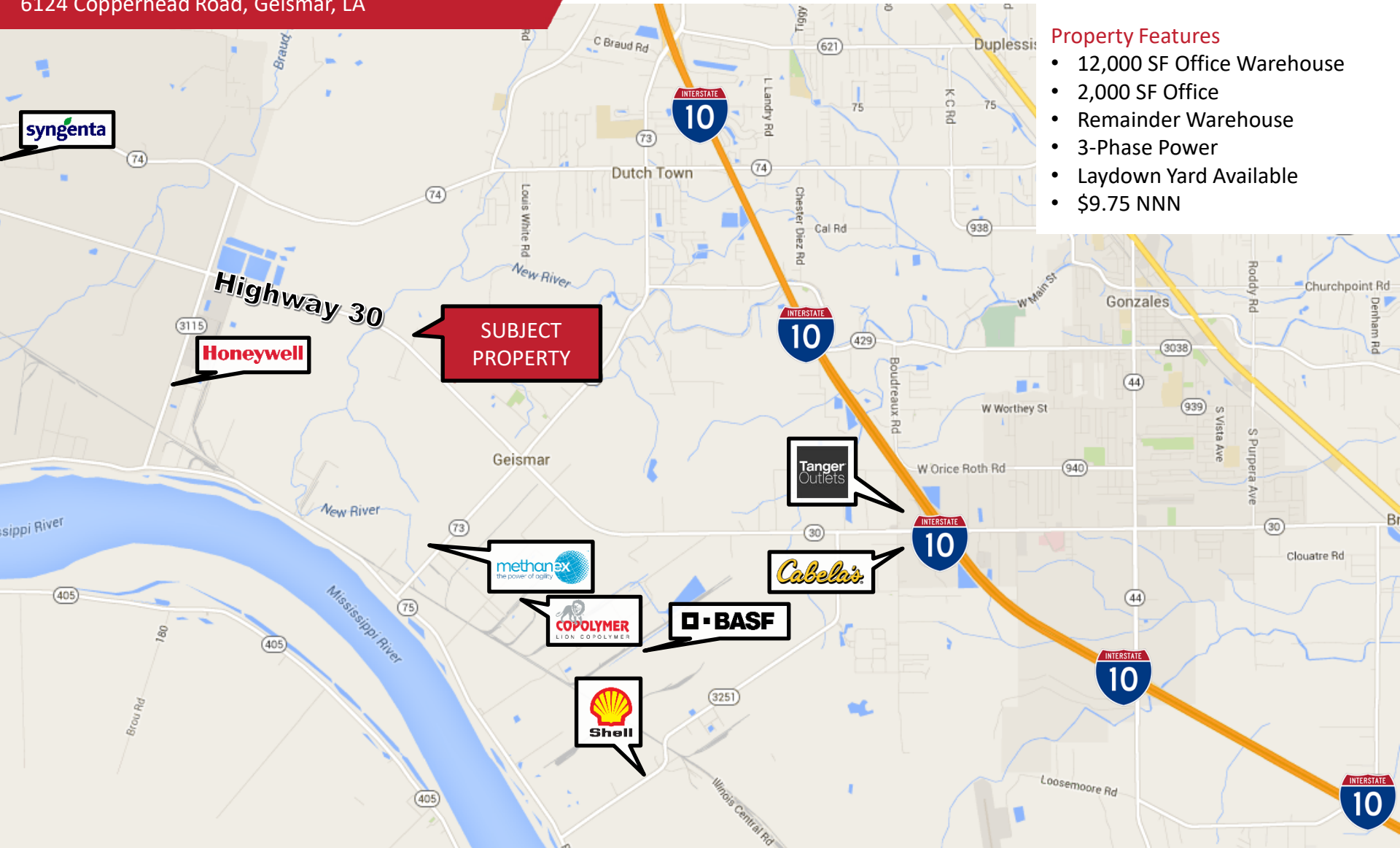
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# Property Location

## Property Features

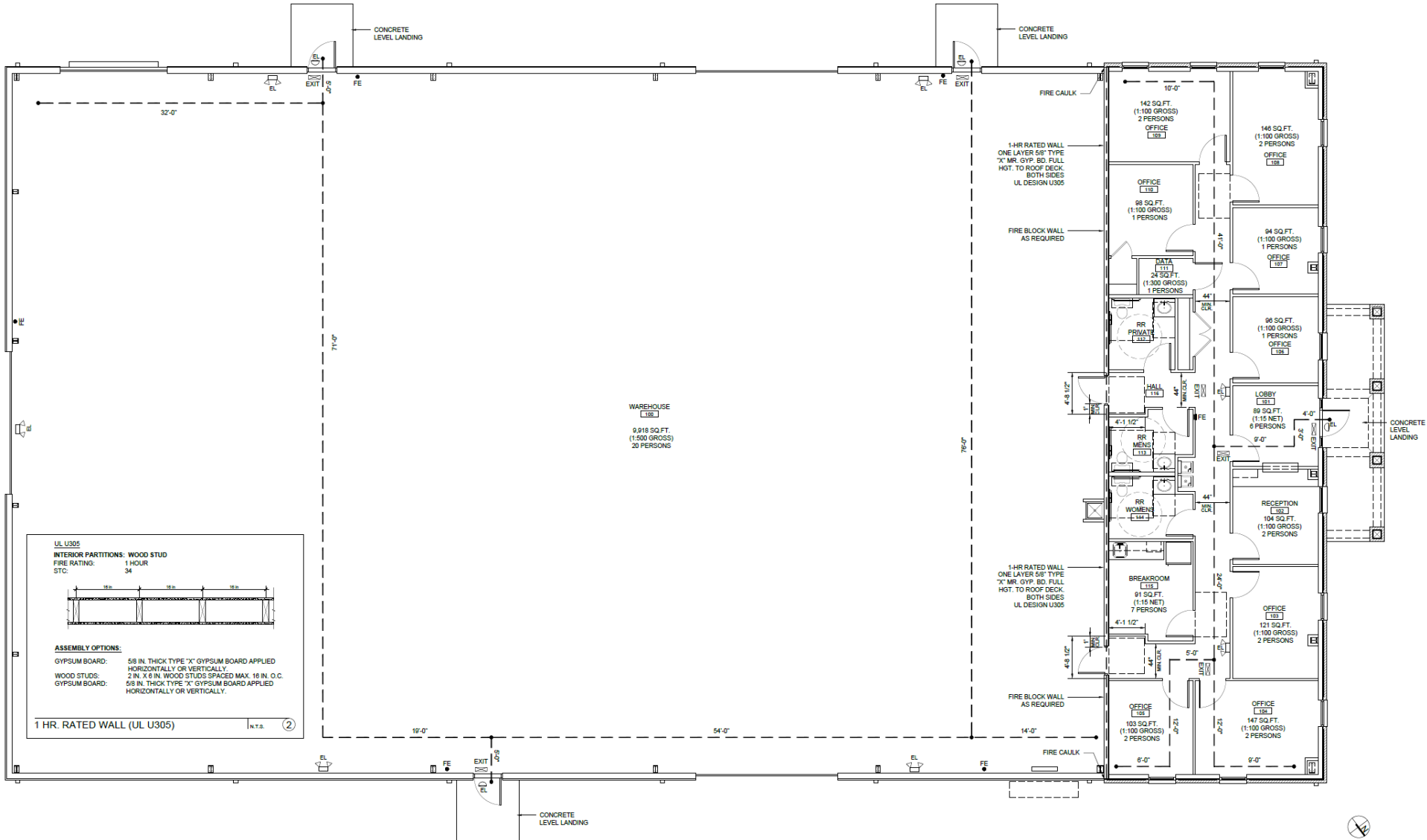
- 12,000 SF Office Warehouse
- 2,000 SF Office
- Remainder Warehouse
- 3-Phase Power
- Laydown Yard Available
- \$9.75 NNN



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# Proposed Floor Plan



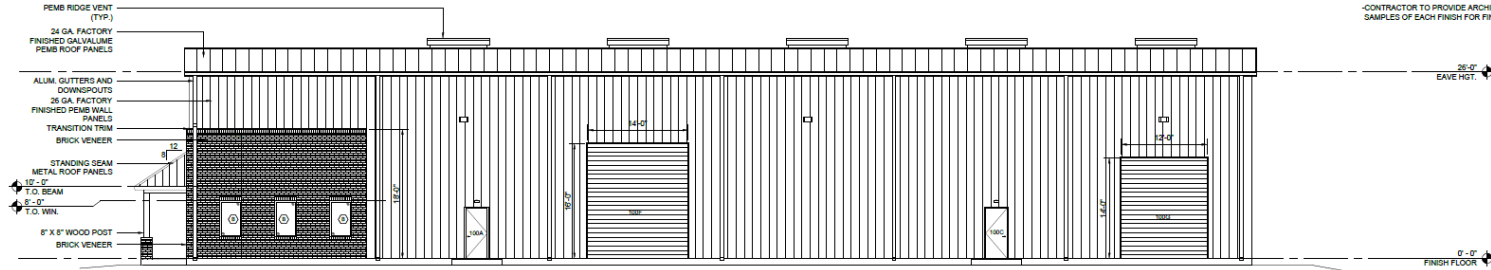
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# Building Elevations

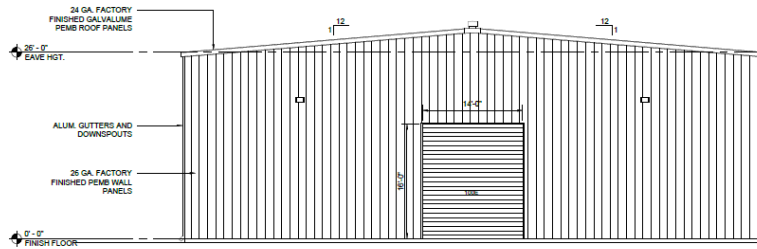
FINISH COLOR SELECTION TO BE MADE BY ARCHITECT AT LATER DATE

-CONTRACTOR TO PROVIDE ARCHITECT WITH PHYSICAL SAMPLES OF EACH FINISH FOR FINAL SELECTION.



RIGHT SIDE ELEVATION

1/8"=1'-0" ④



REAR ELEVATION

1/8"=1'-0" ③

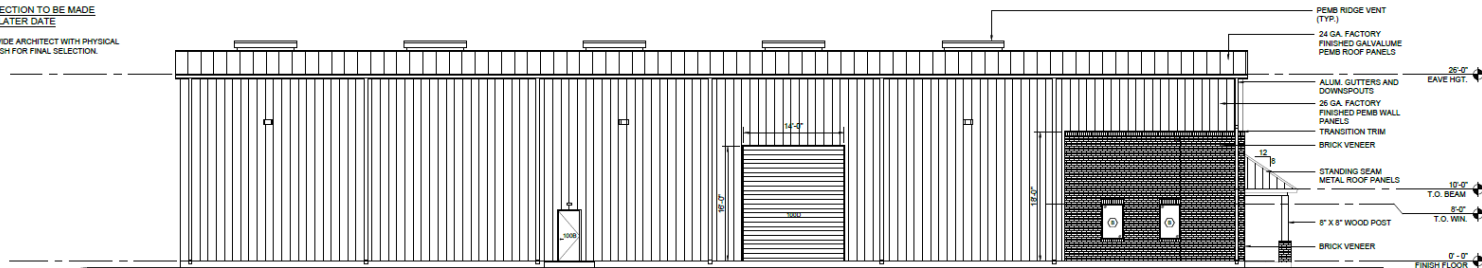


FRONT ELEVATION

1/8"=1'-0" ②

FINISH COLOR SELECTION TO BE MADE BY ARCHITECT AT LATER DATE

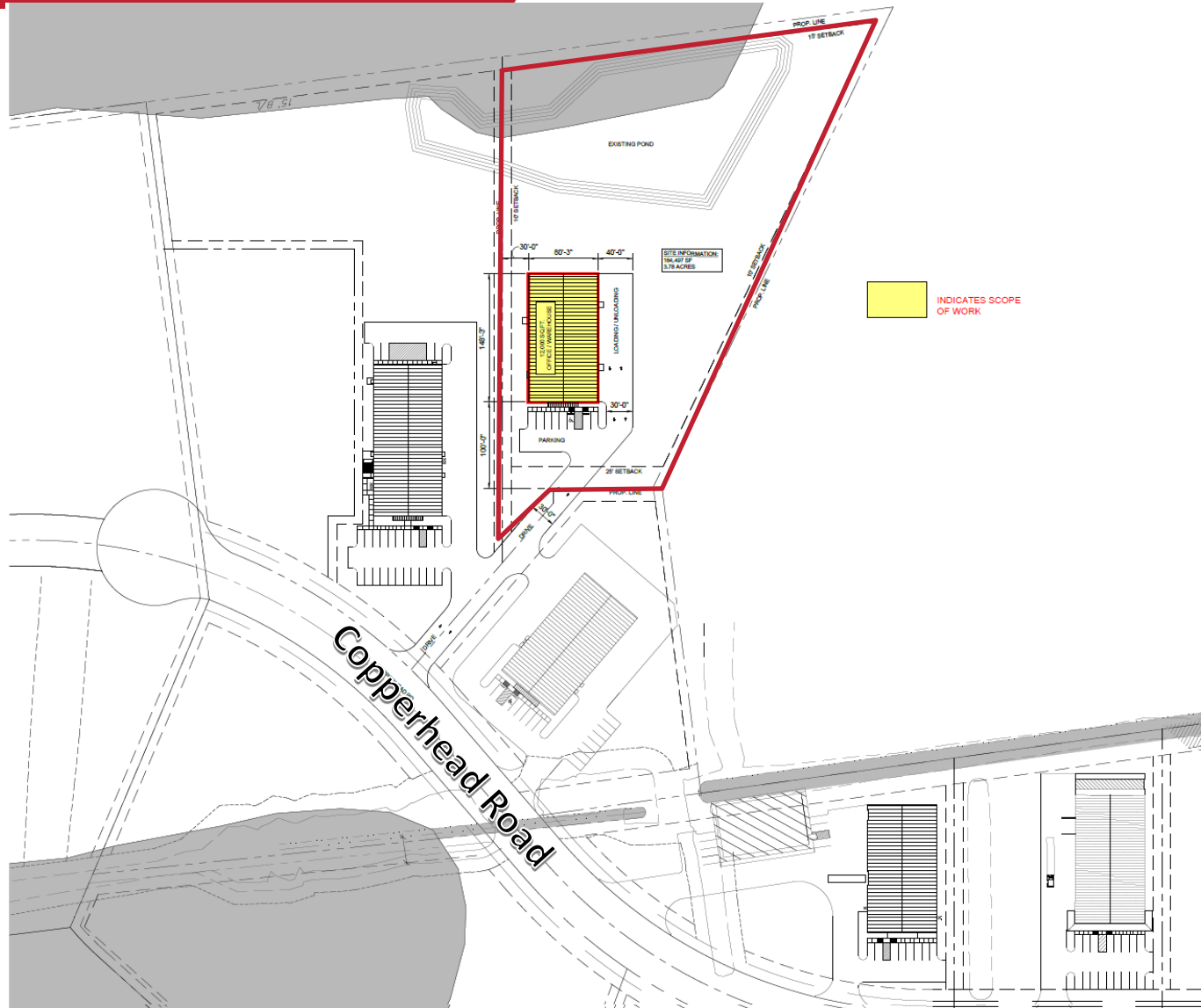
-CONTRACTOR TO PROVIDE ARCHITECT WITH PHYSICAL SAMPLES OF EACH FINISH FOR FINAL SELECTION.



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# Site Plan

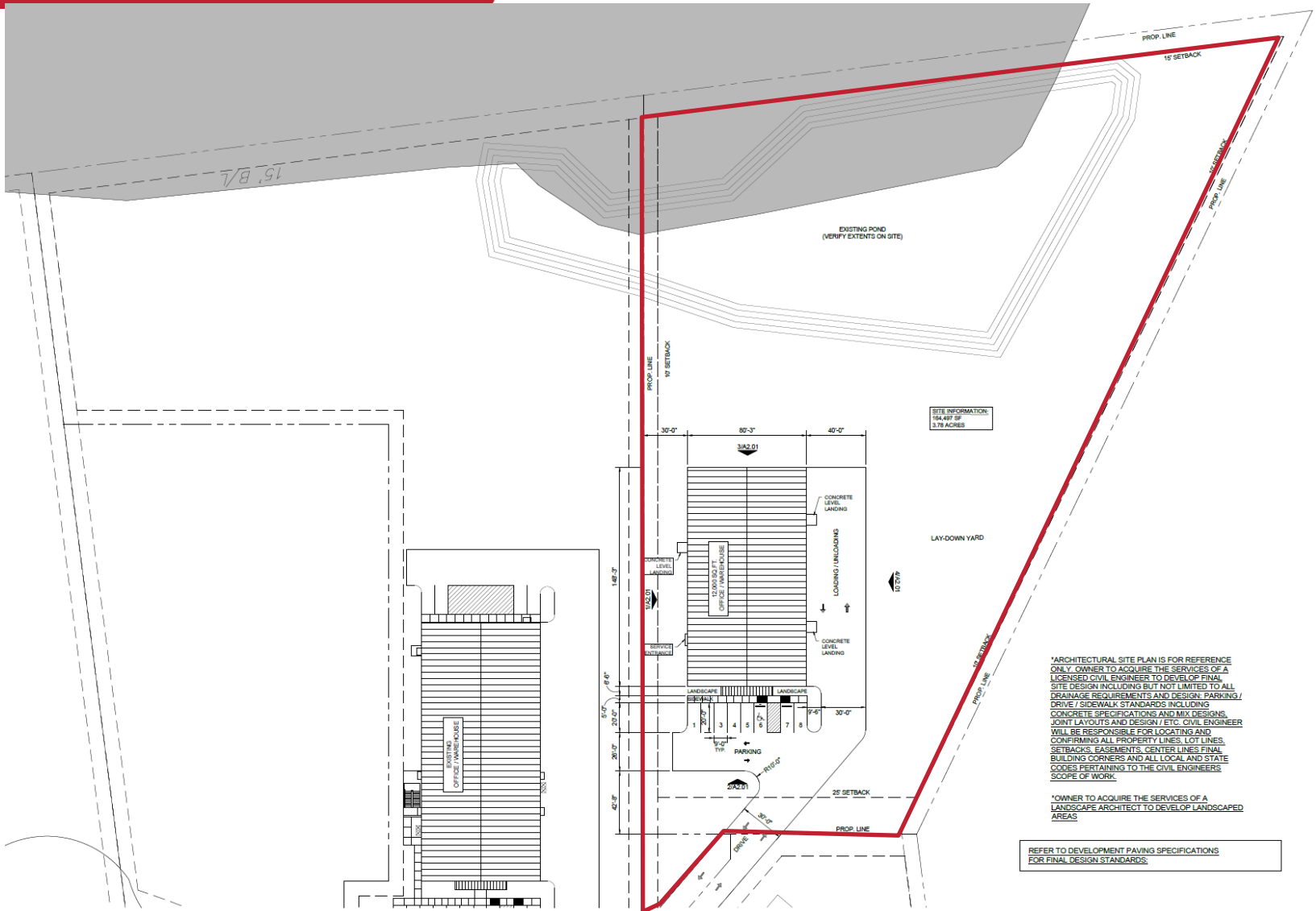




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SITE INFORMATION:  
164,497 SF  
3.76 ACRES

\*ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY. OWNER TO ACQUIRE THE SERVICES OF A LICENSED CIVIL ENGINEER TO DEVELOP FINAL SITE DESIGN INCLUDING BUT NOT LIMITED TO ALL DRAINAGE REQUIREMENTS AND DESIGN, PARKING / DRIVE / SIDEWALK STANDARDS INCLUDING CONCRETE SPECIFICATIONS AND MIX DESIGNS, JOINT LAYOUTS AND DESIGN, ETC. CIVIL ENGINEER WILL BE RESPONSIBLE FOR LOCATING AND CONFIRMING ALL PROPERTY LINES, LOT LINES, SETBACKS, EASEMENTS, CENTER LINES, FINAL BUILDING CORNERS AND ALL LOCAL AND STATE CODES PERTAINING TO THE CIVIL ENGINEER'S SCOPE OF WORK.

\*OWNER TO ACQUIRE THE SERVICES OF A LANDSCAPE ARCHITECT TO DEVELOP LANDSCAPED AREAS

REFER TO DEVELOPMENT PAVING SPECIFICATIONS FOR FINAL DESIGN STANDARDS.

Highway 30



**NAI**Latter & Blum

NAI Latter & Blum  
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Marketing Updated 10/27/2021