

FOR LEASE



WAREHOUSE ON 2.5 ACRE LOT

6400 LOUISIANA 73 · GEISMAR, LA 70734

Highlights

Building SF:	7,600sf
Lease Rate:	\$6,500/m
Lot Size:	2.50 Acres
Office SF:	2,273sf
Warehouse SF:	5,327sf
Offices:	5
Zoning:	Ind



DAVID VERCHER, CCIM

Director
(225) 405-3257
yourccim@kw.com
Louisiana

Property Description

Available for Sublease through July 31, 2026. 7,600 sf fully insulated warehouse facility having approximately 5,327sf warehouse and 2,273 sf conditioned office space including showroom and restrooms. 14 ft & 16 ft eve heights. Fenced & stabilized yard plus unimproved surplus land. Total 2.5-acre site size. Offered for sublease at \$6,500 monthly. Should Tenant elect to remain in the premises beyond the sublease expiration date, the Lease Rate shall increase to \$7,600 monthly NNN on August 1, 2026.

- Available through July 31, 2026
- Increases to \$7,600/m NNN Lease on 8/1/2026
- 14ft & 16ft Eve heights
- Three 20x12 Grade Level Overhead Doors
- Two 14x14 Grade Level Overhead Doors
- One 12x12 Grade Level Overhead Door

- Fenced & Stabilized Yard
- Fully Insulated
- Surplus Land
- 60 Parking Spaces
- Kitchen



EXTERIOR

6400 LOUISIANA 73





OFFICE

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DEMOGRAPHICS

6400 LOUISIANA 73



Population	1 Mile	3 Miles	5 Miles
Male	3,356	4,957	18,638
Female	3,636	5,415	19,133
Total Population	6,992	10,372	37,771
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,942	2,676	9,390
Ages 15-24	1,143	1,563	5,838
Ages 25-54	2,696	3,945	14,759
Ages 55-64	580	959	3,902
Ages 65+	631	1,229	3,882
Race	1 Mile	3 Miles	5 Miles
White	4,478	6,197	24,816
Black	2,306	3,899	11,356
Am In/AK Nat	14	14	31
Hawaiian	N/A	N/A	28
Hispanic	246	325	2,112
Multi-Racial	318	442	2,556
Income	1 Mile	3 Miles	5 Miles
Median	\$77,049	\$77,049	\$72,230
< \$15,000	292	419	1,409
\$15,000-\$24,999	133	206	945
\$25,000-\$34,999	245	319	1,060
\$35,000-\$49,999	166	387	1,594
\$50,000-\$74,999	311	534	2,164
\$75,000-\$99,999	424	654	2,057
\$100,000-\$149,999	511	792	2,401
\$150,000-\$199,999	165	208	826
> \$200,000	47	74	590
Housing	1 Mile	3 Miles	5 Miles
Total Units	2,238	3,750	13,989
Occupied	2,126	3,417	12,991
Owner Occupied	1,821	2,717	10,214
Renter Occupied	305	700	2,777
Vacant	112	333	998