

FOR LEASE



WAREHOUSE WITH OFFICE ON FENCED .51 ACRE LOT

6089 LOUISIANA 73 • GEISMAR, LA 70734

Highlights

Building SF:	4,825sf
Lease Rate:	\$11/sf/yr
Lot Size:	0.51 Acres
Office SF:	1,000sf
Offices:	2
Warehouse SF:	3,825sf
CAM Fee:	\$1.46/sf/yr
Zoning:	Ind



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Property Description

Available for lease May 1, 2024. 4,825 sf fully insulated facility having approximately 3,825 sf warehouse and 1,000 sf conditioned office space including 2 private offices, showroom and restrooms. 16 ft eave heights with two 14x14 grade level overhead doors. Fenced and stabilized yard. \$11/sf NNN Lease. CAM is \$1.46/sf/yr
Current tenant will vacate prior to May 1, 2024

- Available May 1st
- Fully Insulated
- 2 14x14 Overhead Doors
- 70x80 Fenced Yard
- Stabilized Yard



OFFICE

6089 LOUISIANA 73



WAREHOUSE

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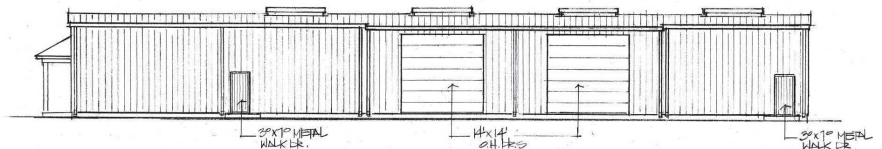
EXTERIOR

6089 LOUISIANA 73

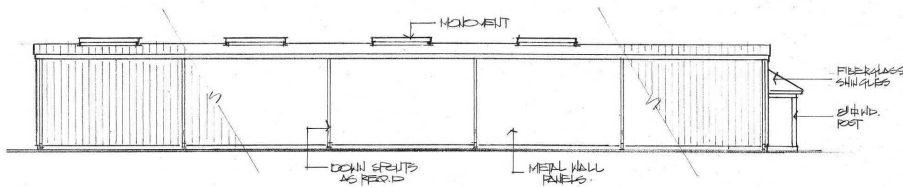


ARIEL AND FRONT ELEVATION

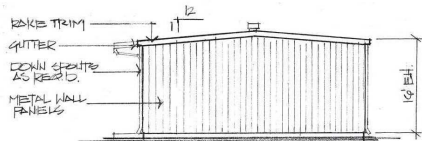
6089 LOUISIANA 73



RIGHT ELEVATION
1/8" = 1'-0"



LEFT ELEVATION
1/8" = 1'-0"

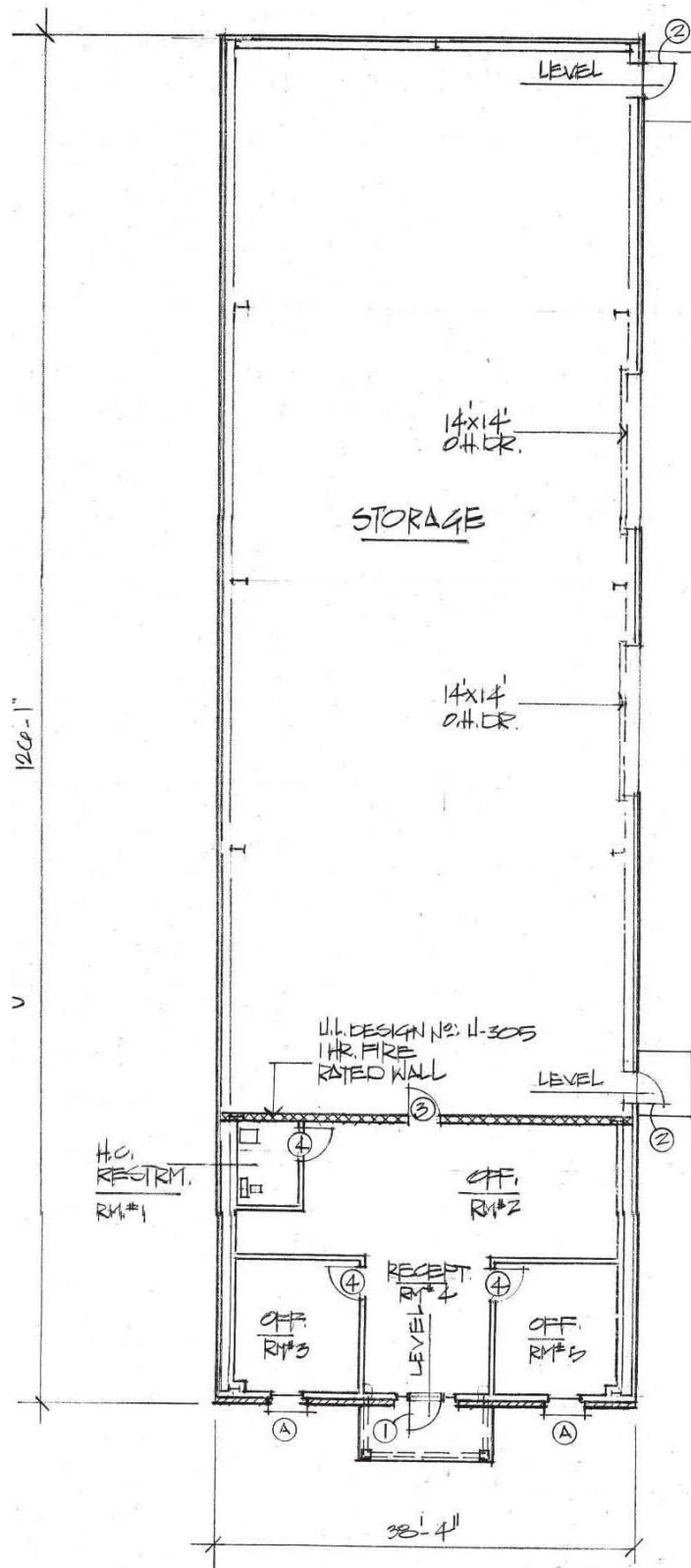


REAR ELEVATION
1/8" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"

REVIEWED PER
STATE FIRE MAP
AS PER REVIEW
BY JOHN L. WHITAKER
JLW

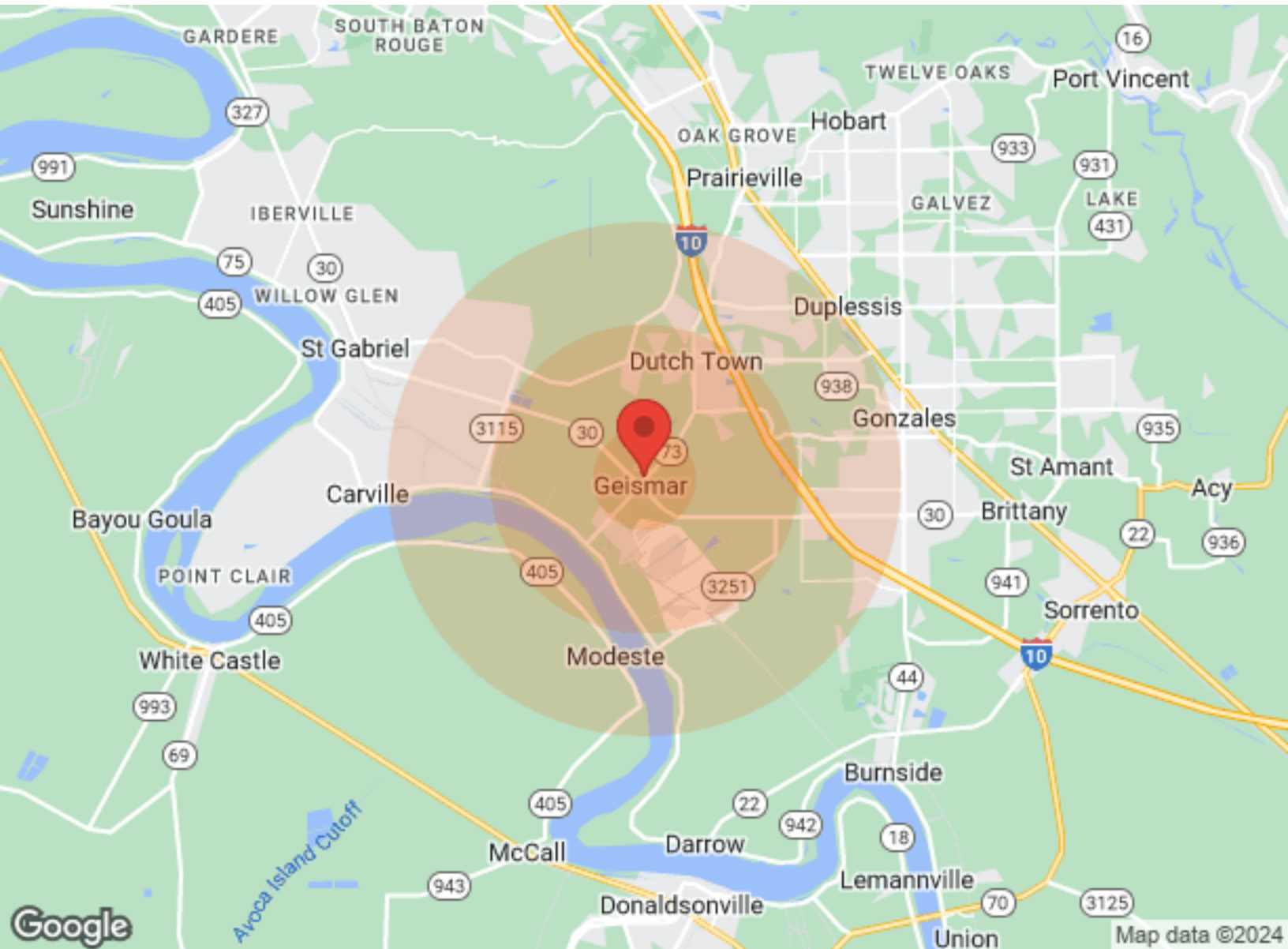


FLOOR PLAN

1/8" = 1'-0"

DEMOGRAPHICS

6089 LOUISIANA 73



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	3,356	3,356	14,072	Median	\$77,049	\$77,049	\$74,845
Female	3,636	3,636	14,580	< \$15,000	292	292	1,073
Total Population	6,992	6,992	28,652	\$15,000-\$24,999	133	133	711
				\$25,000-\$34,999	245	245	856
Age				\$35,000-\$49,999	166	166	1,144
Ages 0-14	1,942	1,942	7,278	\$50,000-\$74,999	311	311	1,606
Ages 15-24	1,143	1,143	4,427	\$75,000-\$99,999	424	424	1,619
Ages 25-54	2,696	2,696	11,215	\$100,000-\$149,999	511	511	1,890
Ages 55-64	580	580	2,868	\$150,000-\$199,999	165	165	663
Ages 65+	631	631	2,864	> \$200,000	47	47	331
				Housing			
Race				Total Units	2,238	2,238	10,366
White	4,478	4,478	18,403	Occupied	2,126	2,126	9,563
Black	2,306	2,306	9,123	Owner Occupied	1,821	1,821	7,494
Am In/AK Nat	14	14	30	Renter Occupied	305	305	2,069
Hawaiian	N/A	N/A	28	Vacant	112	112	803
Hispanic	246	246	1,384				
Multi-Racial	318	318	1,766				