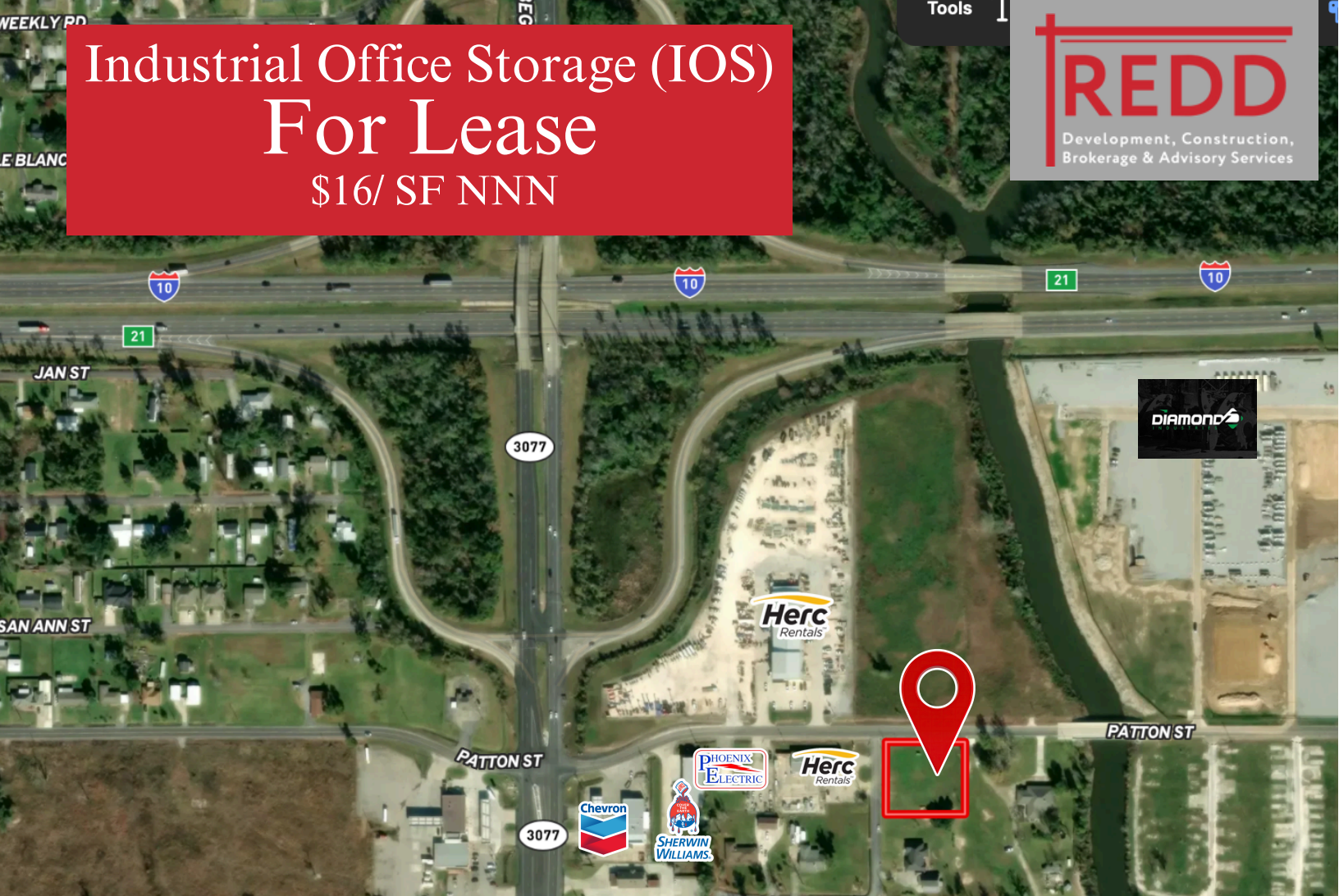


Industrial Office Storage (IOS) For Lease

\$16/ SF NNN



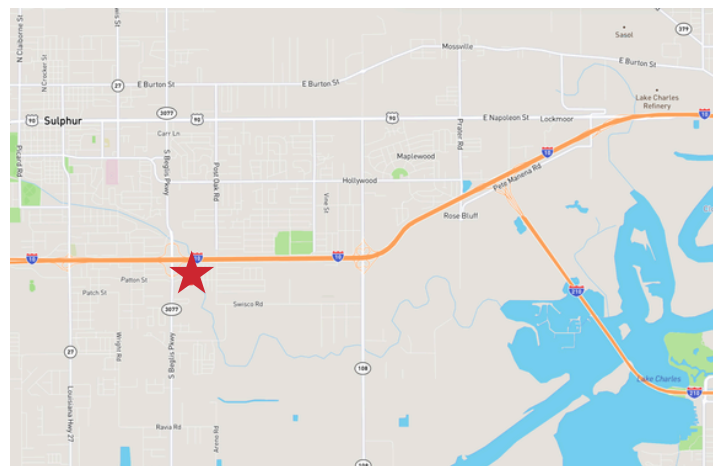
TBD Patton Street

Sulphur, Louisiana 70665

Property Highlights

- New construction - available Q2 of 2026
- Industrial Office Space
- Less than 1 mile from I-10
- 10,000 total SF
- 2,500 Office and 7,500 Warehouse
- ½ acre fenced laydown yard
- Light Industrial Zoning

Well positioned approximately 10 miles from major LNG operations, offering excellent industrial access.



For More Information:

Matt Redd, CCIM, SIOR, CRE

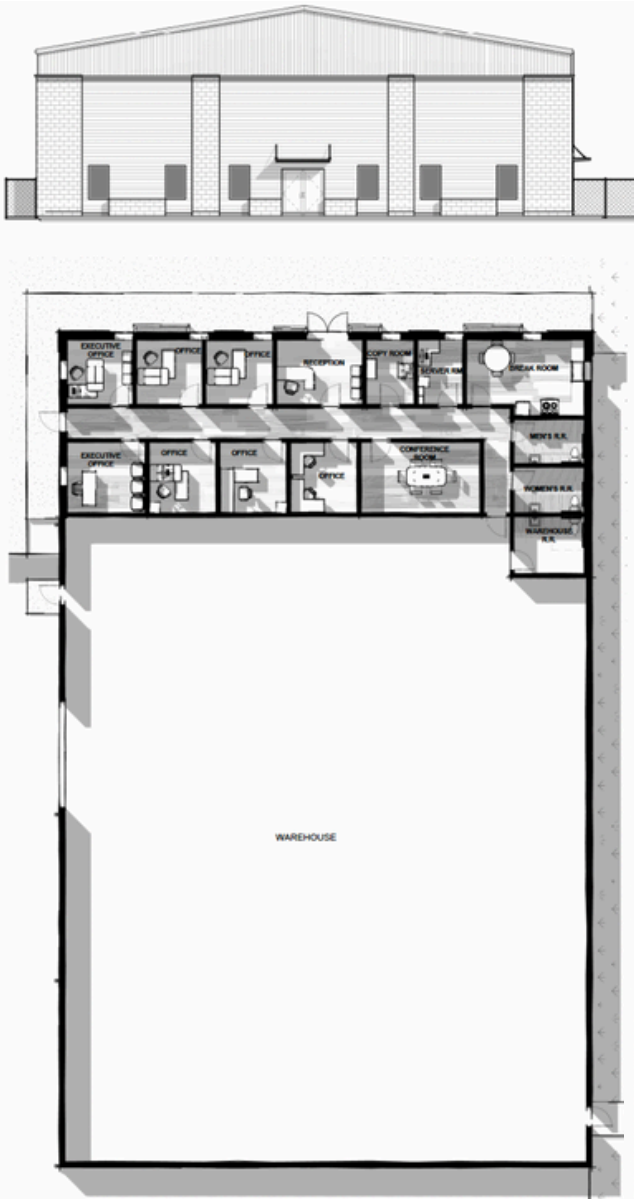
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mattredd@reddproperties.com

IOS For Lease

\$16/ SF NNN

TBD Patton Street
Sulphur, Louisiana



For More Information:

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