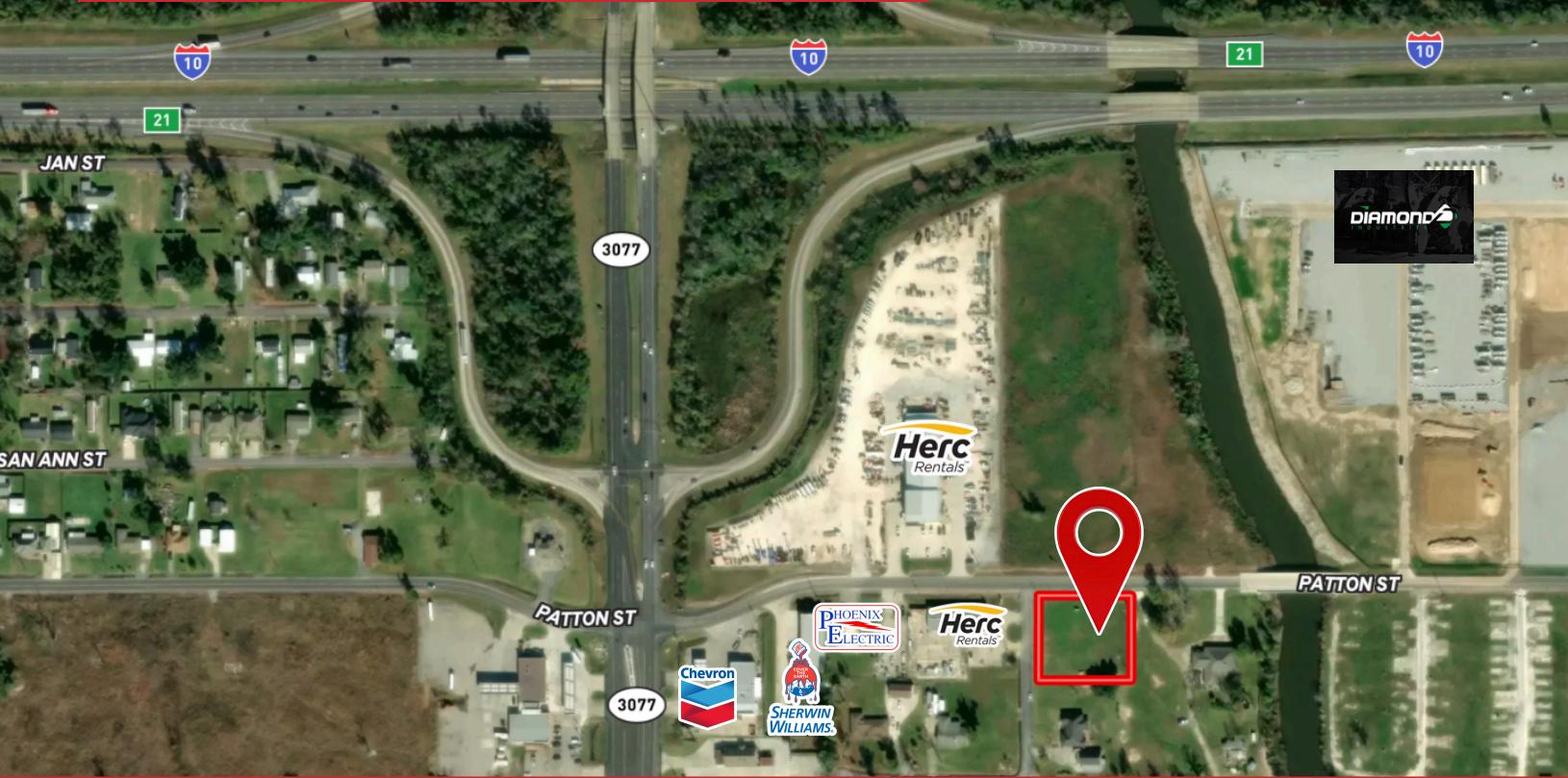


# Industrial Office Storage (IOS) For Lease

\$16/ SF NNN



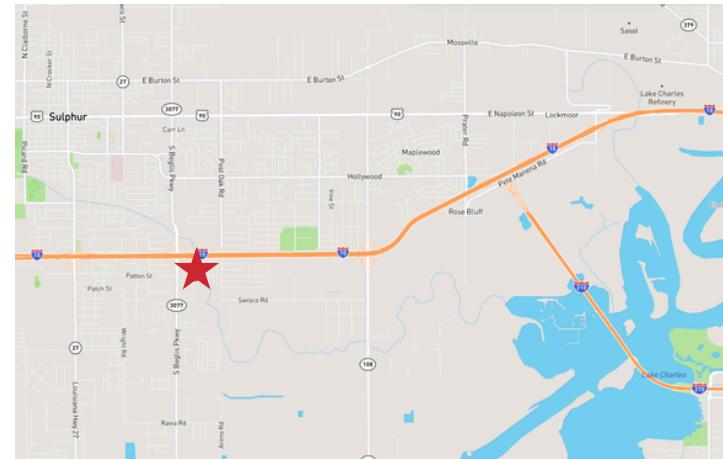
## TBD Patton Street

Sulphur, Louisiana 70665

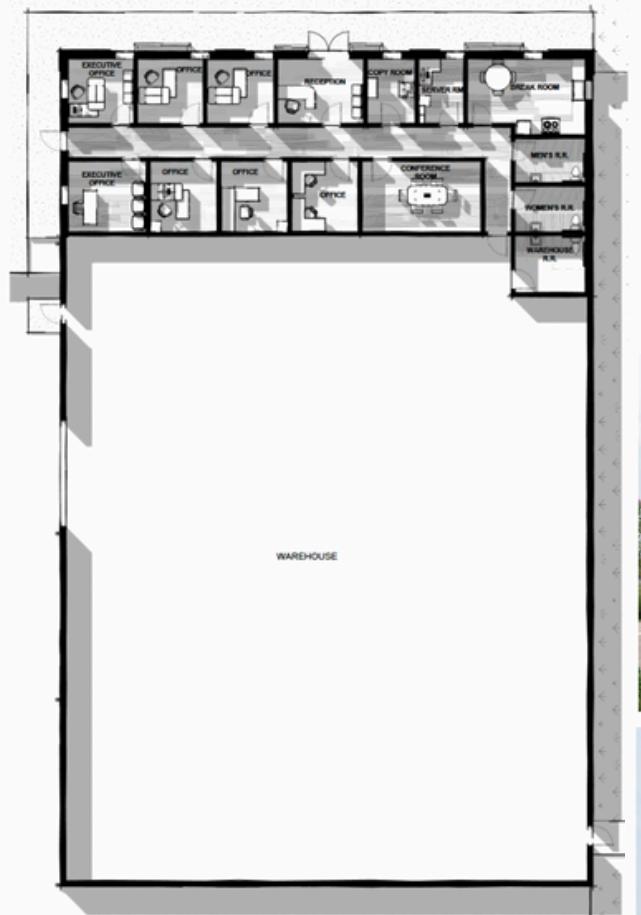
### Property Highlights

- 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**  
O: 337 310 0605 C: 337 489 9666  
mattredd@reddproperties.com



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[mattredd@reddproperties.com](mailto:mattredd@reddproperties.com)

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