



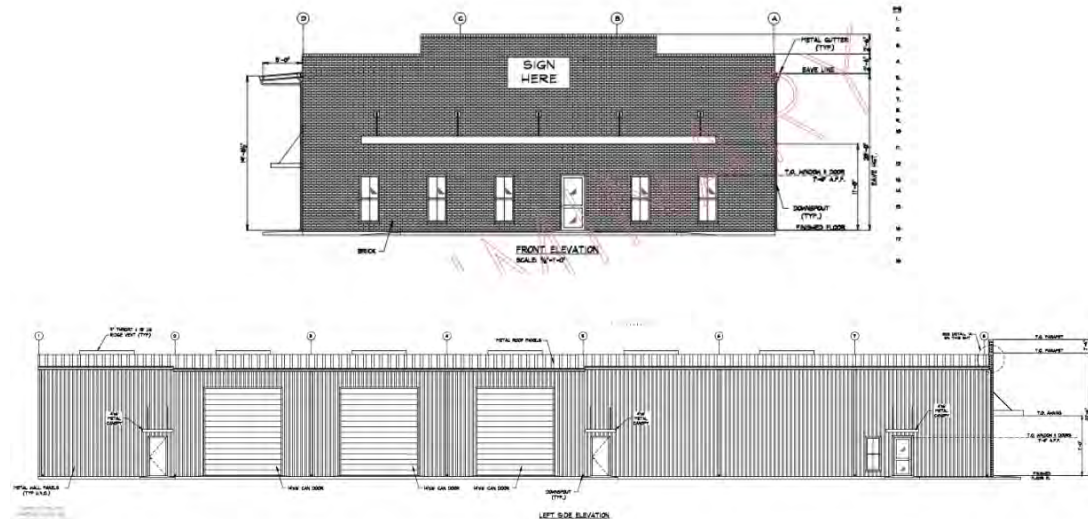
SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR LEASE

10,500 SF BUILDING IN ASCENSION COMMERCE CENTER

37585 LYLE DR., GEISMAR, LA 70734

10,500 SF

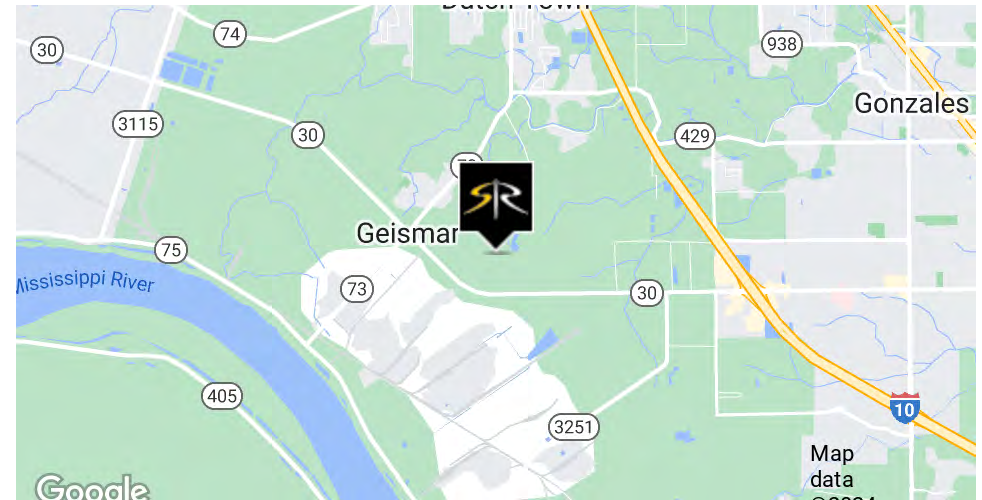


OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	10,500 SF
Lot Size:	1 Acres
Zoning:	M-1
Flood Zone:	"X"
Zoning:	Heavy Industrial

PROPERTY OVERVIEW

Under Construction: 10,500 SF Building located in Ascension Commerce Center right off of Industrial Drive in Geismar, LA.



THOMAS MATHERNE, III

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COMPLETE HIGHLIGHTS:

- Lot 28 C, 1 Acre Lot, located in Ascension Parish, one of the fastest growing parishes in state
- Ascension has experienced significant economic development over the last decade; currently, there are \$13B in economic development projects occurring within area
- Site is a just few miles from I-10 between Baton Rouge and New Orleans, within 60 miles of the Port of New Orleans and 25 miles from the Port of Greater Baton Rouge
- Located in the heart of the south Louisiana Petrochemical Corridor, in Ascension Commerce Center, offering unparalleled access to critical distribution and logistics infrastructure
- Industrial Building (Under Construction): 10,500 Total SF (60'x 175')
- 1,800 SF Office includes:
 - 6-7 Private Offices
 - Reception/Lobby
 - Office
 - Breakroom
 - Bathroom
- 8,700 Sf Warehouse includes:
 - Clear span with 3-Overhead Rollup Doors (14' x 16') at Grade Level
 - 3-Phase Electrical
 - 20-ft Eave Height
 - Bath with Shower
- Situated on 1 acre (Lot 28B)
- 13 proposed Parking Spaces
- No Wetlands
- Flood Zone "X"

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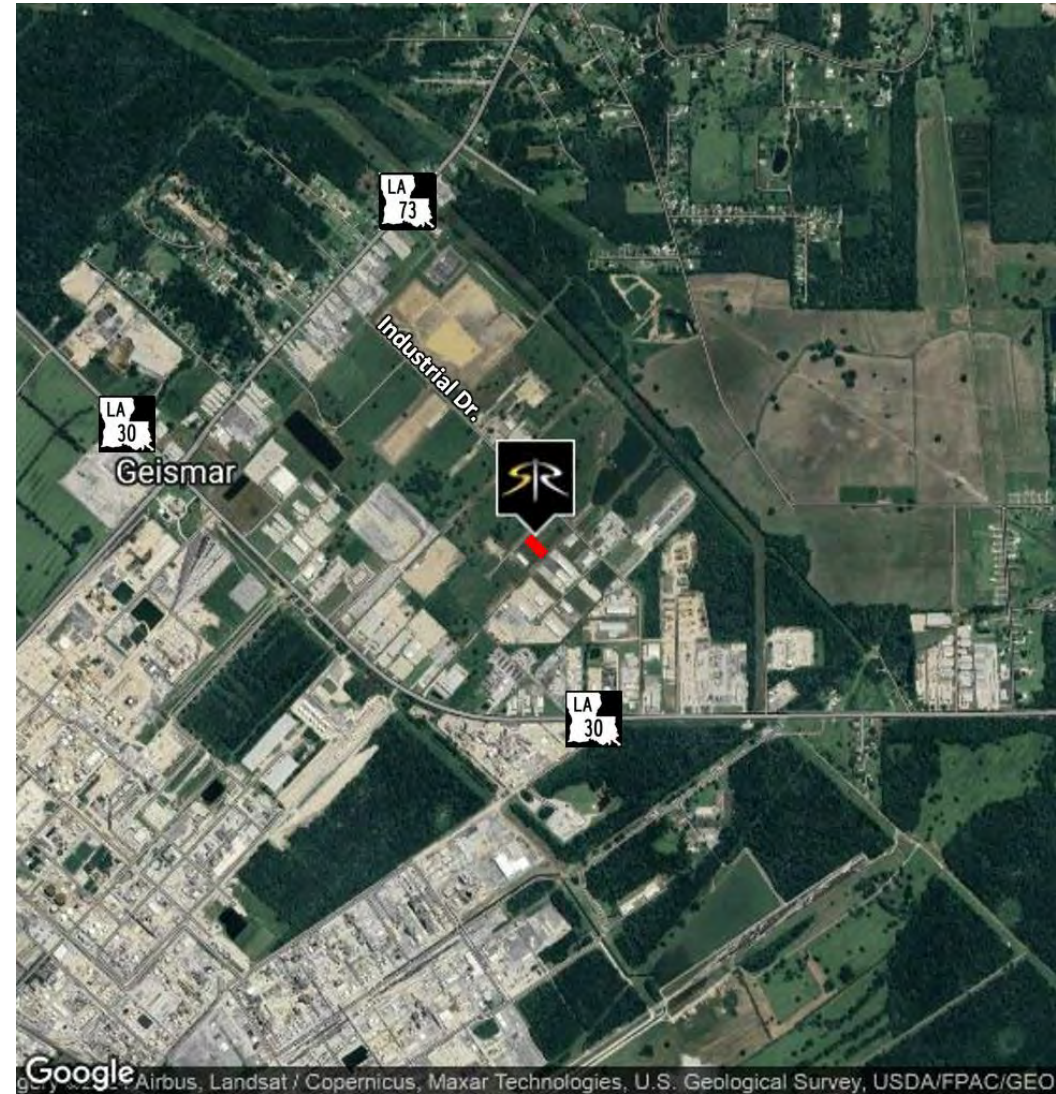
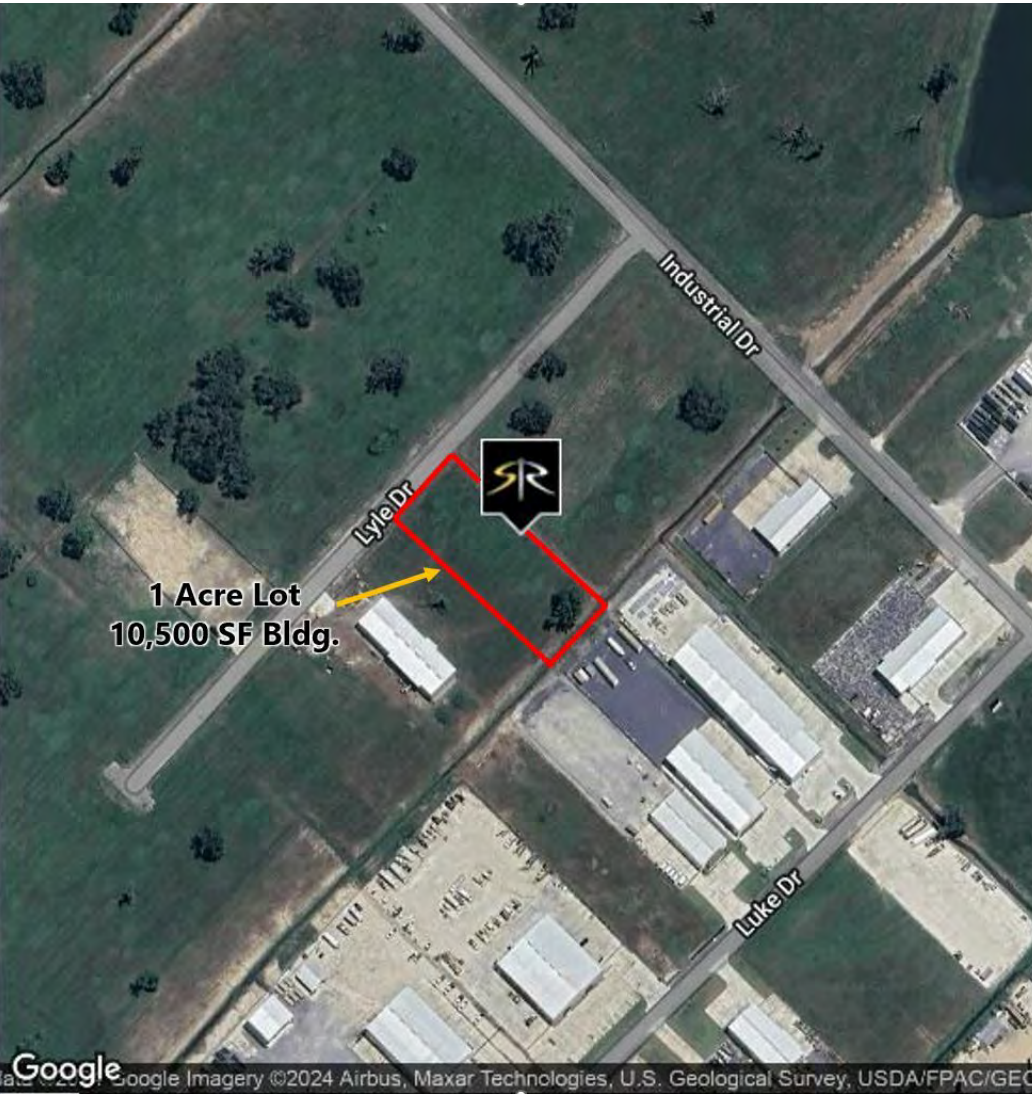
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