

STRATEGIC SERVICE ORIENTED NET LEASE OFFERING

Colliers



ACUREN

± 28,597 SF | 3 BUILDINGS | IOS YARD

4809 EAST NAPOLEON ST | SULPHUR, LOUISIANA

\$4,817,000 | 7.70% CAP

CONTACT US

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Louisiana Broker of Record

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INVESTMENT HIGHLIGHTS

LONG-TERM NNN LEASE: Fully leased to Acuren Inspection, Inc., part of TIC Solutions, a leading provider of testing, inspection, engineering, and asset integrity services.

MISSION-CRITICAL FACILITY: Supports Acuren's industrial service operations across Southwest Louisiana's refining, petrochemical, pipeline, and LNG corridor.

PORT OF LAKE CHARLES PROXIMITY: Located minutes from a major Gulf Coast port serving LNG terminals, refineries, manufacturers, and petrochemical users.

FUNCTIONAL INDUSTRIAL CAMPUS: Three buildings totaling ±28,597 SF on ±2.55 acres, with stabilized yard, grade-level doors, and 480-volt three-phase power.

MAJOR REGIONAL INVESTMENT: More than \$30 billion in announced LNG development is driving continued industrial growth across Southwest Louisiana.

STRATEGIC I-10 LOCATION: Positioned between Houston and New Orleans with convenient access to two of the Gulf Coast's largest industrial markets.



Address: 4809 East Napoleon Street
Sulphur, LA 70663

Building Type: Industrial Campus

Total Square Feet: ± 28,597 SF (3 Buildings)

Office Building: ± 4,130 SF

Office Warehouse: ± 4,008 SF

Shop: ± 20,459 SF

Acreage: ± 2.55 Acres

Tenant: Acuren Inspection, Inc

Remaining Term: 8 Years

Loading Doors: (4) Roll Up Doors

Electrical: 480 volt three-phase

Yard: ± 1.31 acres of concrete and limestone-stabilized yard



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Local Market Expertise / Louisiana Broker of Record