

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



DAVID VERCHER, CCIM
Director
(225) 405-3257
yourccim@kw.com
Louisiana

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. \$11sf 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



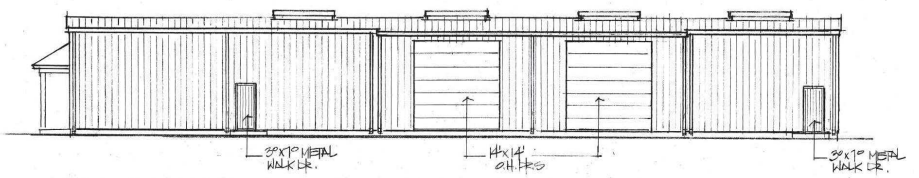
WAREHOUSE

6089 LOUISIANA 73

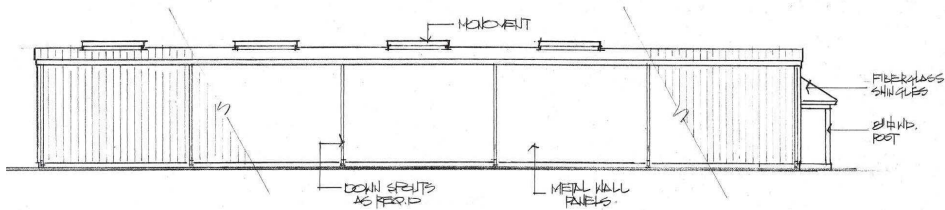


ARIEL AND FRONT ELEVATION

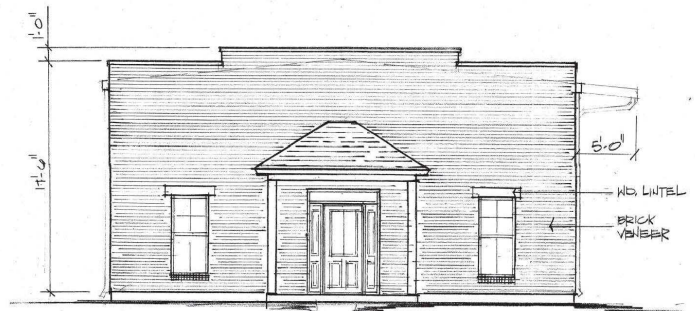
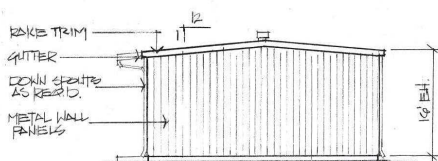
6089 LOUISIANA 73



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

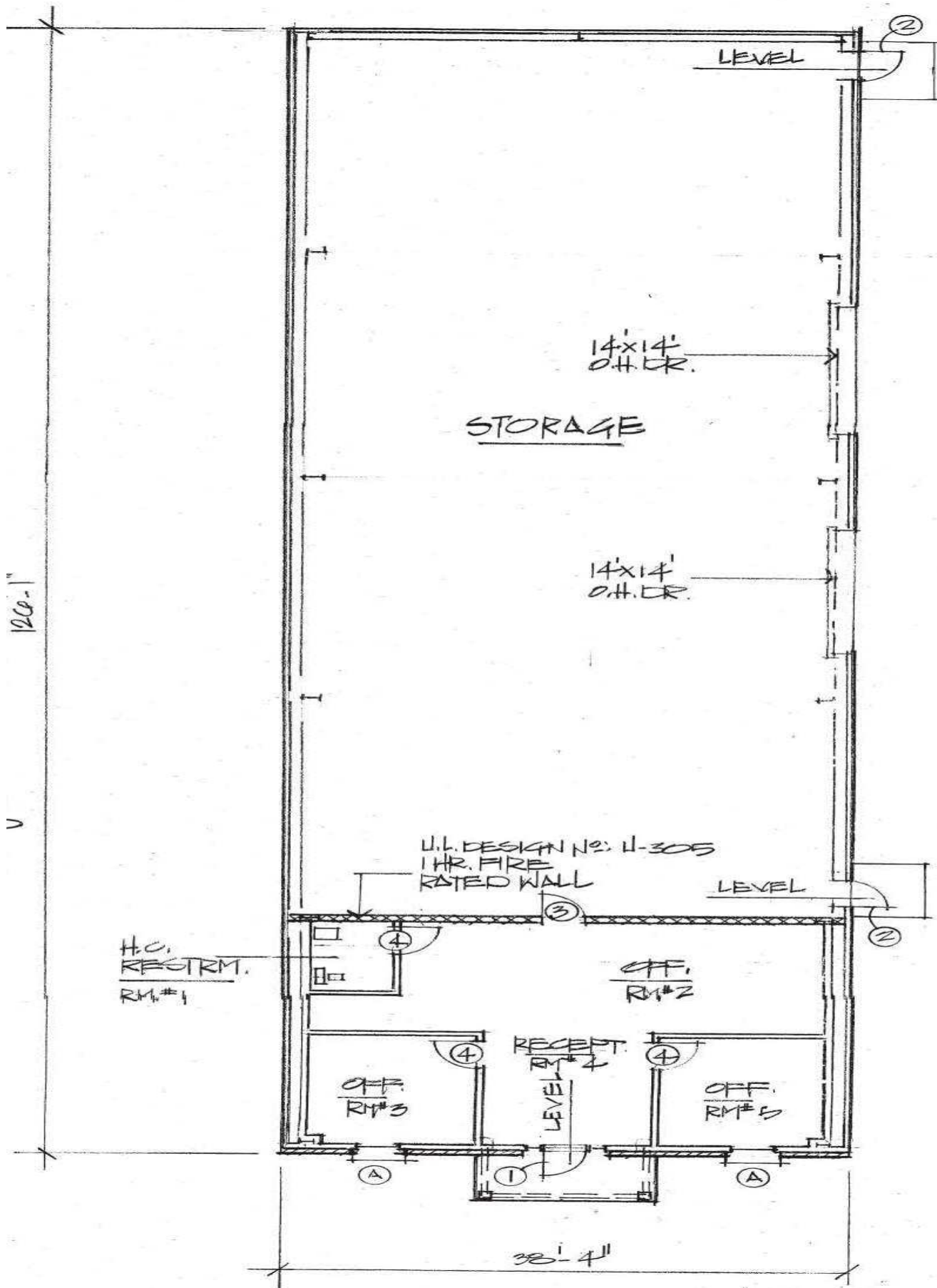


LEFT ELEVATION
1/8" = 1'-0"



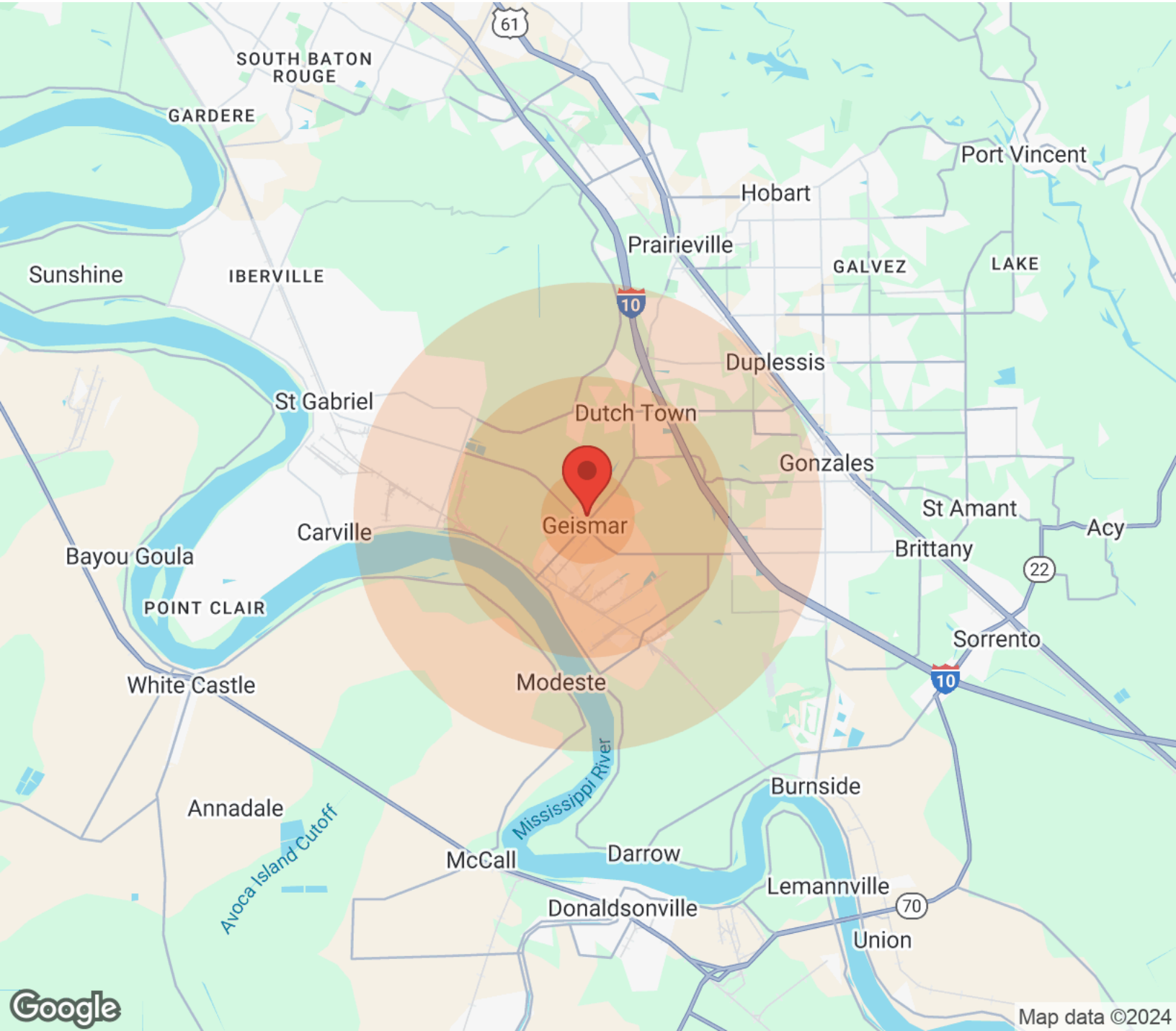
FLOORPLAN

6089 LOUISIANA 73



DEMOGRAPHICS

6089 LOUISIANA 73



Population	1 Mile	3 Miles	5 Miles
Male	3,356	3,356	14,072
Female	3,636	3,636	14,580
Total Population	6,992	6,992	28,652

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,942	1,942	7,278
Ages 15-24	1,143	1,143	4,427
Ages 25-54	2,696	2,696	11,215
Ages 55-64	580	580	2,868
Ages 65+	631	631	2,864

Race	1 Mile	3 Miles	5 Miles
White	4,478	4,478	18,403
Black	2,306	2,306	9,123
Am In/AK Nat	14	14	30
Hawaiian	N/A	N/A	28

Income	1 Mile	3 Miles	5 Miles
Median	\$77,049	\$77,049	\$74,845
< \$15,000	292	292	1,073
\$15,000-\$24,999	133	133	711
\$25,000-\$34,999	245	245	856
\$35,000-\$49,999	166	166	1,144
\$50,000-\$74,999	311	311	1,606
\$75,000-\$99,999	424	424	1,619
\$100,000-\$149,999	511	511	1,890
\$150,000-\$199,999	165	165	663
> \$200,000	47	47	331

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,238	2,238	10,366
Occupied	2,126	2,126	9,563
Owner Occupied	1,821	1,821	7,494
Renter Occupied	305	305	2,069