



441 North Post Oak Road

Sulphur, LA 70669

ASKING PRICE \$12/SF NNN

FOR LEASE | INDUSTRIAL FACILITY WITH HEAVY POWER

Ready for Manufacturing, Distribution & Service Operations



PROPERTY DETAILS

Property Details

- ±22,250 SF Total Building
- ±2,250 SF Office Space
- ±20,000 SF Warehouse

Robust Power Infrastructure

- 3-Phase 480V Service
- 1200 Amp Main Gear Section
- Multiple 208V, 240V & 480V distribution panels throughout office and warehouse
- 480V Bus Duct with expansion capability

Industrial Features

- Heavy & light industrial zoning
- Stabilized yard for equipment storage, laydown, or fleet operations
- Functional warehouse layout for a variety of industrial users

Location Advantages

- Corner site with excellent access, circulation & truck maneuverability
- Located in Flood Zone X

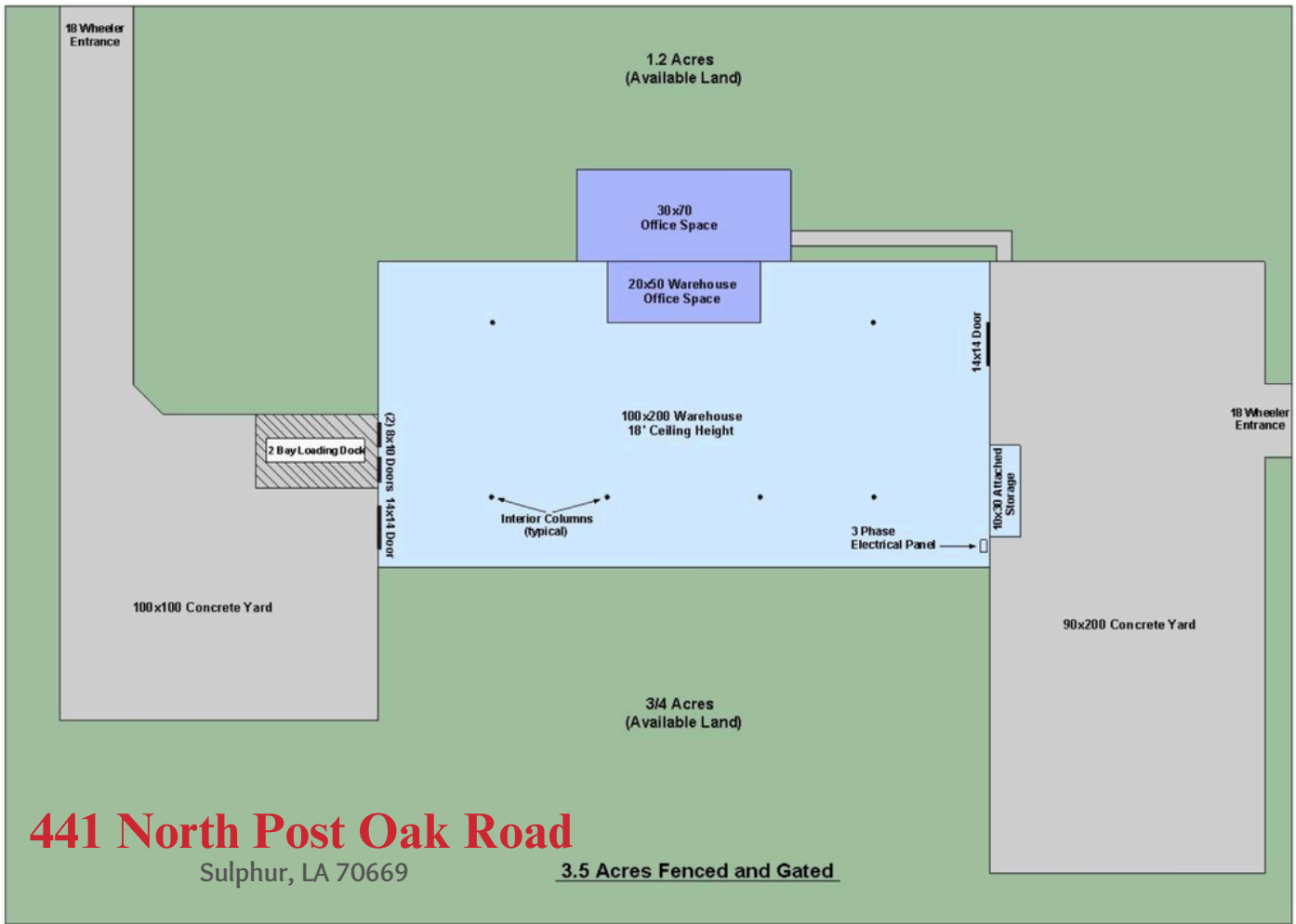
For More Information:

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3.5 Acres Fenced and Gated

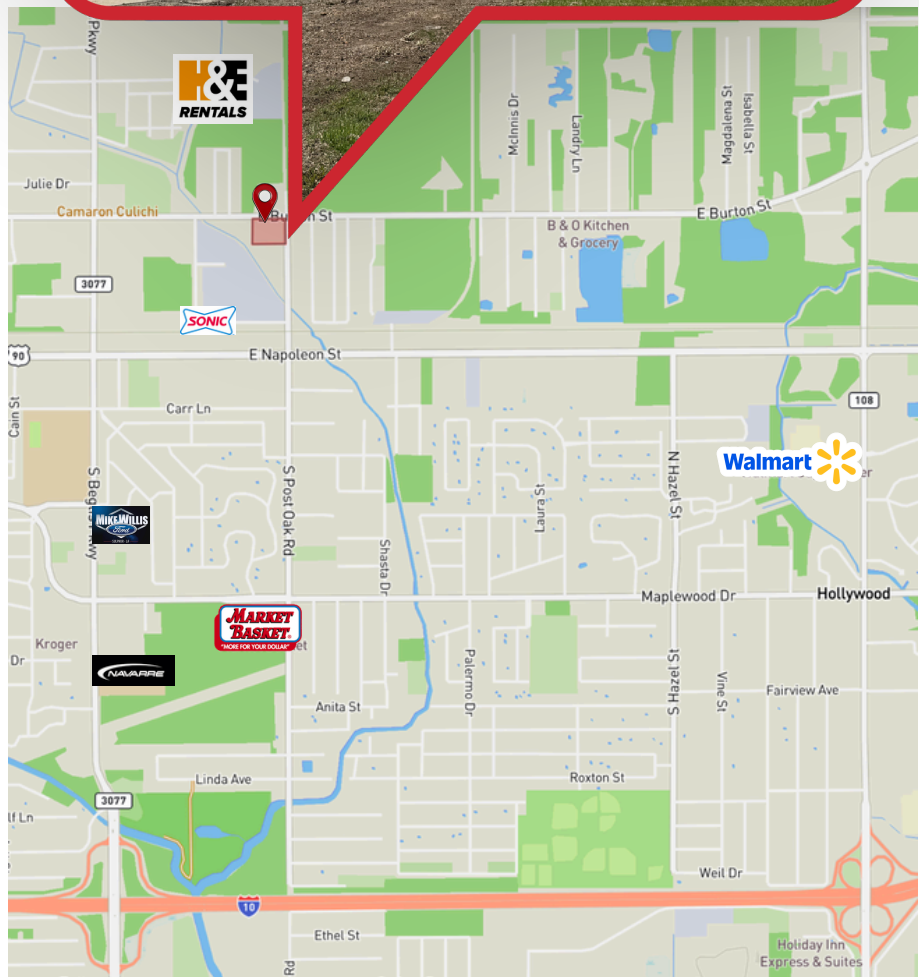
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Why it stands out:

This property combines a functional office-to-warehouse ratio with valuable yard space that is perfect for contractors, logistics operations, or industrial users needing room to operate both inside and out. With strong access, durable infrastructure, and a strategic Sulphur location, it's built to support growth and streamline operations. A rare opportunity to secure space that works as hard as you do.

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