

INDUSTRIAL PROPERTY FOR LEASE

Position your business along highway 90 in Sulphur, approximately 1.5 miles south of I-10, with a versatile property design to accommodate a variety of commercial and industrial operations. Formerly utilized as a tire and service center, the property features approximately 16,100 SF of usable space, including office and insulated warehouse areas with four oversized overhead doors. Situated on approximately 2.9 acres with additional land available, this newly renovated facility offers the space, accessibility, and expansion potential to support a growing operation.



2906 E. Napoleon Street
SULPHUR, LA 70663

\$12/SF NNN



BUILDING SIZE

Approximately ±16,100 SF
2,100 SF Office
14,000 sf Warehouse



LAND

Situated on ±2.9 Acres
Additional leased land available



BUILDINGS

Two interconnected
buildings with side awning



SECURITY

Front gate and fenced property



PARKING

Ample concrete parking
and circulation areas



FLEXIBILITY

Four 15'x18' overhead doors
Insulated warehouse
Newly renovated

IDEAL FOR

Corporate headquarters, training centers, emergency operations, governmental agencies, educational users, technology firms, and industrial support operations.

PROPERTY HIGHLIGHTS

- Approximately 2.9 acres of property with additional land available
- Building has 16,100 total usable SF
 - 2,100 SF office space
 - 14,000 SF warehouse with four (4) 15'x18' overhead doors
- Newly renovated building
- Insulated warehouse
- Warehouse/over hang are sprinklered
- Zoned business
- Located within Sulphur city limits

BUILT FOR OPERATIONS. POSITIONED FOR GROWTH.

Whether your business requires a large-scale warehouse, distribution or service facility, corporate operations center, or a flexible office and industrial environment, this newly renovated property offers the acreage, infrastructure, functionality, and expansion potential to support your operations today and accommodate future growth.



FOR LEASE: \$12/SF NNN



**LONG-TERM LEASE
OPPORTUNITIES AVAILABLE**

For More Information:
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