

FLEX SPACE OPPORTUNITY.

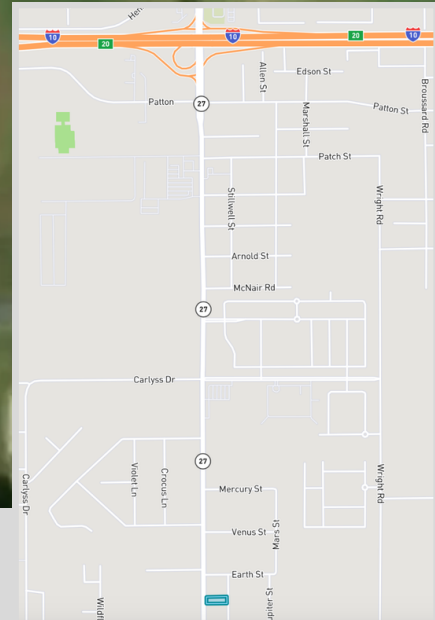
Position your business for success with this versatile $\pm 5,900$ SF flex space property strategically located on high-traffic Highway 27 in Sulphur, Louisiana. Rarely available, this multi-building property offers a combination of office, warehouse, and secure outdoor space, making it ideal for contractors, service companies, distribution users, equipment operators, and industrial support businesses. The dual-building configuration provides exceptional operational flexibility, while the fenced and secured perimeter enhances protection for equipment, inventory, and daily operations.

HWY 27

27

EARTH ST

2



3927 OLD HWY 27
SULPHUR, LA 70665

\$6,000/ MTH NNN



BUILDING SIZE

Approximately $\pm 5,900$
Gross Square Feet



LAND

Situated on approximately
 ± 0.72 Acres



BUILDINGS

Two buildings secured and
inclosed with fence



PARKING

Extensive concrete parking



FLEXIBILITY

High visibility with Highway 27
frontage and 1.5 miles south of
I-10

IDEAL FOR

Ideal for industrial, construction, logistics, or service-based businesses seeking secure, high-visibility flex space with convenient access to major transportation and industrial corridors throughout Southwest Louisiana.

PROPERTY HIGHLIGHTS

- Lease Rate: \$5,500/Month NNN
- $\pm 5,900$ SF Total Flex Space
- Building 1: $\pm 3,200$ SF
 - ± 800 SF Office
 - $\pm 2,400$ SF Warehouse
- Building 2: $\pm 2,700$ SF Warehouse
- Fully Fenced & Secured Perimeter
- Flood Zone X
- High-Visibility Highway 27 Frontage
- Additional Rear Frontage on Saturn Street
- Approximately 1.5 Miles South of Interstate 10
- Excellent access to major industrial corridors throughout Southwest Louisiana

Strong exposure along busy Highway 27 and convenient connectivity to Interstate 10

With excellent visibility and convenient access, this property delivers the accessibility businesses need to support growth and efficiency.



FOR LEASE: \$6,000 NNN



**LONG-TERM LEASE
OPPORTUNITIES AVAILABLE**

For More Information:
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