

For Lease  
**15,000 SF**  
Office/Warehouse Space



## Calcasieu Industrial Dr., Lot S

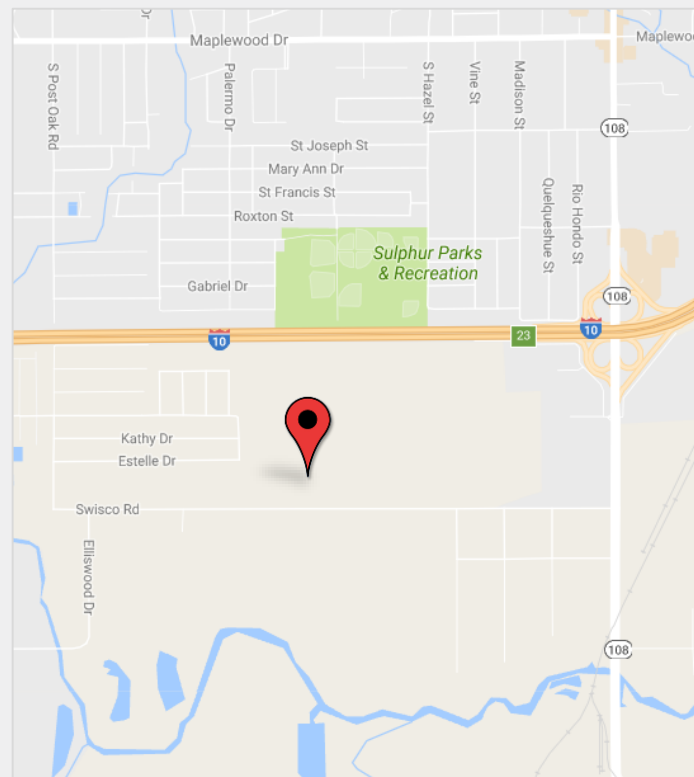
Sulphur, Louisiana 70665

### Property Highlights

- ±15,000 SF office/warehouse space available in Calcasieu Industrial Park
- Building is currently under construction
- Building dimensions of 100'w x 150'd
- 1,340 SF of office space (scalable)
- 2.5 acres minimum site
- Stone lay-down yard (100' x 130')
- Two electric overhead doors (18' x 18')
- 26' eave height
- 100% sprinkled
- Located within a 12 mile radius of more than \$30 billion in Industrial Expansion
- Adjoining lots available for sale or lease, contact listing agent for details

### Rates

\$14.00/SF, NNN



For more information:

**Andrew Vanchiere, CCIM**

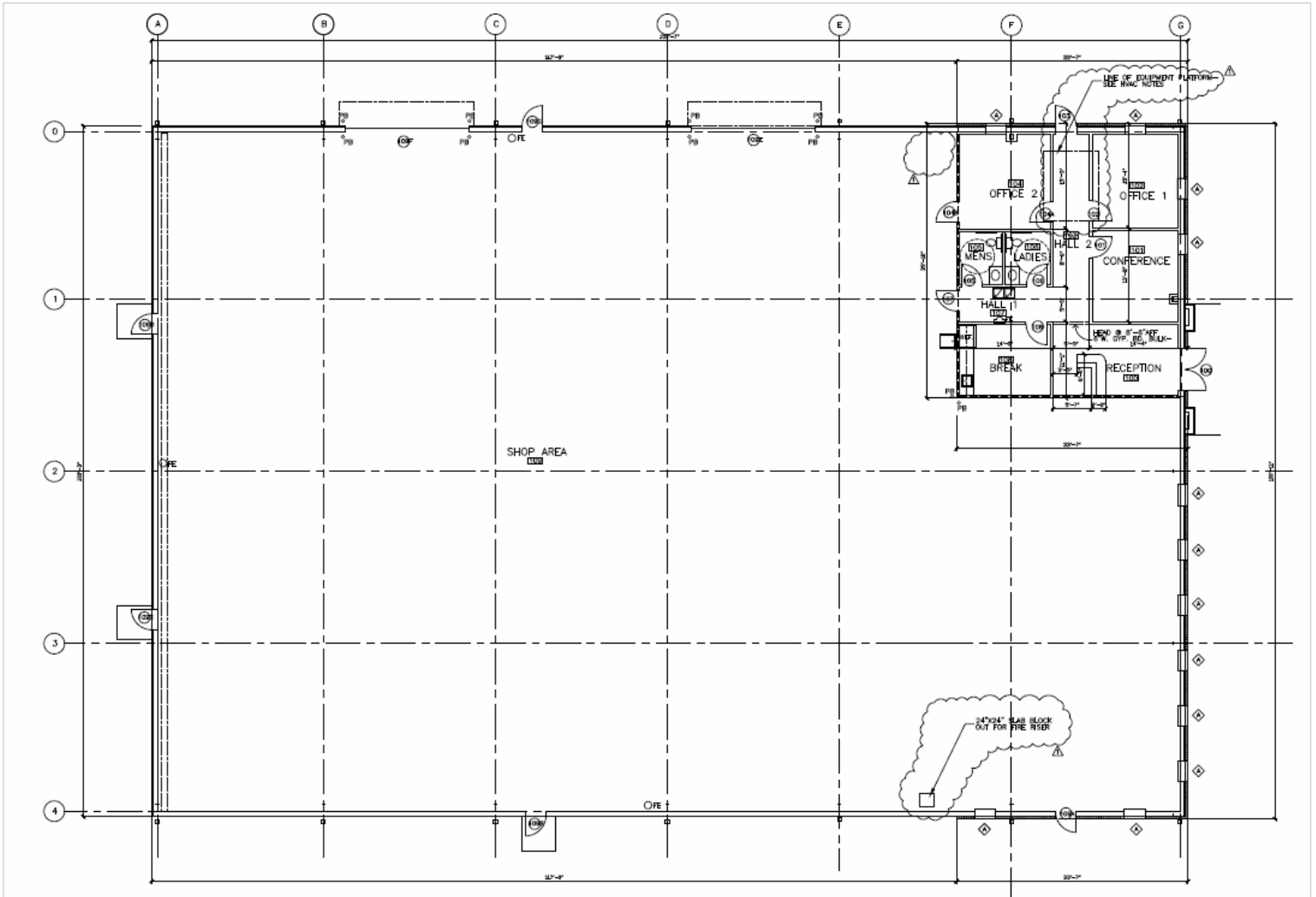
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CONTACT AGENT FOR MORE INFO

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Calcasieu Industrial Drive, Lot S  
**Floor Plan**

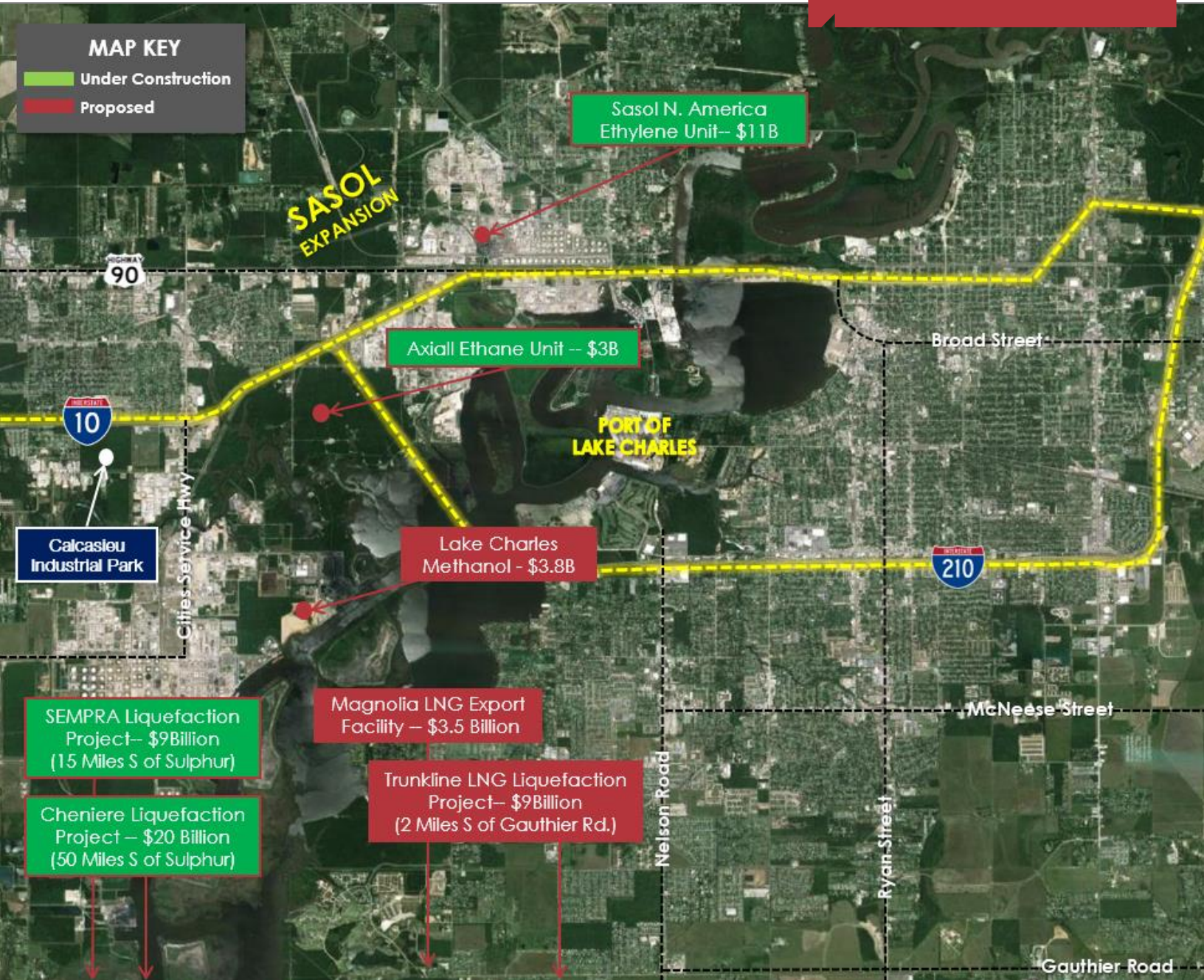


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